

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEJUN 16 4 19 PM '75
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Randy Lee Reynolds and Rita A. Reynolds,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, its successors and assigns forever

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eleven Hundred Ninety-four and 24/100 ----- Dollars (\$ 1,194.24) due and payable

in 24 monthly installments of \$49.76 commencing on the 15th day of July, 1975, and on the same date of each successive month thereafter until paid in full

with interest thereon from to date at the rate of per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being in Saluda Township, on the head waters of Mush Creek, known as and being a part of the property conveyed to R. L. Burns by deed of Victoria Cox Morgan dated July 2nd, 1947, and recorded in RMC Office of Greenville County in Book #314, at page 334. This lot being more fully described according to a Plat and Survey made by W. R. Williams Jr., Reg. C. E. & L. S. #3979, with the following metes and bounds to wit:

BEGINNING at a point in the center of a Dirt Road (iron pin offset 20 ft. in line) and running thence N. 59-17 W. 385 ft. to an iron pin in Browder property line; thence N. 31-07 E. 140 ft. to an iron pin; thence S. 55-14 E. 317.1 ft. to a point in center of Dirt Road (iron pin offset 20 ft. in line); thence S. 12-23 W. 68.5 ft. to a point in center of Dirt Road; thence S. 10-34 E. 70 ft. to a point in the center of said dirt road, the beginning corner. Contains 1 (one) acre, more or less.

This property conveyed subject to all right-of-ways and easements of record or on the ground this date.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.