

STATE OF SOUTH CAROLINA

JUN 18 12 57 PM '75

1341 99A

COUNTY OF GREENVILLE BONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE

R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, YOUNTS, REESE & COFIELD, ATTORNEYS, AS TRUSTEE AND FIRST SOUTHERN INVESTMENT CO., INC. (hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 Fifty-One Thousand Seventy-Seven and 57/100 Dollars (\$51,077.57) due and payable

One (1) year from date

with interest thereon from 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:

ALL that lot of land in said State and County containing 2½ acres, more or less, lying on West Georgia Road in the Town of Simpsonville and being designated as Lot 4.3, Block 2, sheet 306 in the Greenville County Block Book maps.

This is a portion of the property conveyed to R. H. Leggett by deed recorded in Deed Book 908 at page 460 and such property is subject to the lien of a mortgage held by the United States of America (Farmer's Home Administration).

ALL that lot of land in said State and County lying on West Georgia Road in the Town of Simpsonville and containing 1.75 acres, and being known as Lot 11.2, Block I, Sheet 306 on the Greenville County Block Book maps.

This is the identical property conveyed to R. H. Leggett by deed of Ben A. Maynard, et al recorded in Deed Book 864 at page 211. This property is subject to the mortgage held by the United States of America (Farmer's Home Administration).

ALL that lot of land in said State and County containing four acres, more or less, located off Hyde Circle in the Town of Mauldin and being known and designated as Lot 6.4, Block I, Sheet M3.2 on the Greenville County Block Book maps.

ALSO: A right-of-way or easement for the purpose of laying and maintaining a sewer line across adjacent property of James P. Clyde as described in a deed of record in Deed Book 837 at page 303.

This is the identical property conveyed to Walter E. Rumminger by deed of James P. Moore and James P. Moore, Jr. recorded in Deed Book 899 at page 135. This property is subject to the lien of the mortgage held by the United States of America (Farmer's Home Administration). continued

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

ON
other
sheet

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.

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