

GREENVILLE CO. S. C.

JUN 30 3 38 PM '75

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY R.M.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert R. Merrell and Bertha L. Merrell,

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

(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

Ten Thousand One Hundred Thirty-four and No/100 - Dollars (\$10,134.00) due and payable in 60 monthly installments of \$168.90, commencing on the 1st day of August, 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 and Bates Township, about one mile above Travelers Rest and on the Southeast side of the Hendersonville-Greenville Highway, being a part of Lots Number 3 and 4 as shown on plat of property of Geo. Coleman and A. W. Williams as made by W. J. Riddle, Surveyor, March 24, 1937, and being described by metes and bounds, according to said plat as follows, to wit:

BEGINNING at an iron pin on said Hendersonville-Greenville Highway at the Northwest corner of Lot No. 4 as shown on said plat, and running thence South 8-40 East 559 feet to a point in Grassy Branch, thence with Branch as line N. 61-30 E. 137 feet to bend; thence N. 74-30 E. 100 feet to bend, thence N. 81-15 E. 212 feet to joint corner of Lots No. 2 and 3; thence, leaving the branch and running with the line of Lot No. 2, N. 33-35 W. 474 feet to an iron pin at corner of Batson lot; thence along the line of Batson property S. 54 W. 117.5 feet to an iron pin at Southwest corner of Batson property; thence N. 32-43 W. along the Western line of Batson lot 170 feet to Hendersonville-Greenville Highway; thence along said Highway S. 53 W. 76 feet to the place of beginning.



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.

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