

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEWITT S. WOODRUFF
CLERK

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Reuben J. Melton

have hereinafter referred to as Mortgagor do hereby make and take as follows:

Southern Bank and Trust Company, Piedmont, S. C.

as a Mortgagee, a certain sum of Money to wit: Dollars 6,080.00

Six thousand eighty and no/100----- Dollars 6,080.00

in monthly installments of \$ 77.03, including principal and interest to be applied first to interest and balance to principal, the first of these due and payable on August 15, 1975 with a like amount due on the 15th of each calendar month thereafter

with interest thereon from _____ date _____ per cent per annum to be paid _____ until paid _____ monthly _____ in full.

WHEREAS, the Mortgagee has agreed to advance to the Mortgagor the sum of Dollars 6,080.00 for the purpose of the Mortgagee's account for the purchase of the premises hereinafter described.

NOW, KNOW ALL MEN, That the Mortgagor has agreed to advance to the Mortgagee the sum of Dollars 6,080.00 for his account for the purchase of the premises hereinafter described, and that the Mortgagee has agreed to advance to the Mortgagor the sum of Dollars 6,080.00 for the purpose of the Mortgagee's account for the purchase of the premises hereinafter described, and that the Mortgagor has agreed to pay to the Mortgagee the sum of Dollars 6,080.00 for the purpose of the Mortgagee's account for the purchase of the premises hereinafter described, and that the Mortgagee has agreed to advance to the Mortgagor the sum of Dollars 6,080.00 for the purpose of the Mortgagee's account for the purchase of the premises hereinafter described.

ALL that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing TEN (10) acres, according to a plat of the property of Thomas F. Riddle made by Jones Engineering Service, October 9, 1974, and having according to said plat, the following courses and distances, to wit:

ALL that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing TEN (10) acres, according to a plat of the property of Thomas F. Riddle made by Jones Engineering Service, October 9, 1974, and having according to said plat, the following courses and distances, to wit:

BEGINNING at an iron pin in the center of Augusta Road and running thence North 50-46 East 211.7 feet to an iron pin; running thence North 28 - 40 West 208.5 feet to an iron pin; running thence North 50-00 East 650 feet to an iron pin; running thence South 28-27 East 578.7 feet to an iron pin; running thence South 50 - 50 West 548 feet to an iron pin; running thence North 30-24 West 177 feet; running thence South 50-50 West to a nail and cap in the center of Augusta Road 246.1 feet; thence running along center of Augusta Road, North 29 - 39 West 274.5 feet to an iron pin, the point of beginning.

This property is conveyed subject to any and all existing and recorded easements, rights of way and restrictions as recorded against said property and as shown on said plat.

This is the same property conveyed to Reuben J. Melton by deed of Thomas F. Riddle, deed dated July 10, 1975, simultaneously recorded with this mortgage in the Office of RMC for Greenville County.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way, and all other appurtenances, and the rents, issues, and profits which may arise or be received thereon, and including all heating, plumbing, and fire insurance policies now or hereafter attached, connected, or fitted thereto in any manner, it being the intent of the parties hereto that all fixtures and appurtenances, 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 Mortgagee covenants that it is lawfully seized of the premises hereinafter described in fee simple absolute, that it has a good right which is not subject to any lien, charge, or encumbrance, and that the premises are not subject to any lien, charge, or encumbrance except as provided herein, and that the Mortgagee covenants to warrant and defend the said premises unto the Mortgagor, his heirs, successors and assigns, forever, from and against the Mortgagee and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

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