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BOOK 1317 PAGE 192
235 PAGE 839

STATE OF SOUTH CAROLINA
COUNTY OF LAURENS and
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, JAMES E. NEVES

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND 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 Two Thousand and No/100-----

Dollars (\$ 2,000.00) due and payable

on demand

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

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:

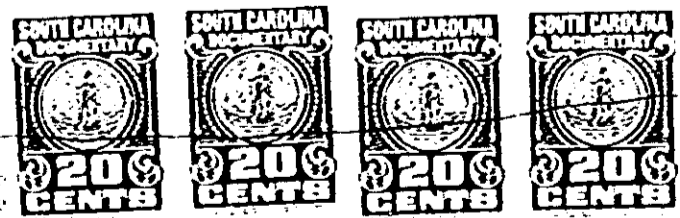
"ALL that certain piece, parcel or ^{tract} of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Laurens, Dials Township, and containing 15.3 acres, more or less, according to a plat and survey made by Carolina Engineering and Surveying Company of Greenville, S. C., on October 30, 1962, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin, joint corner with land now or formerly belonging to M. L. Knight and land now or formerly of Charlton E. Knight, and running thence along line of land now or formerly Charlton E. Knight N 22-27 W. 1,146.0 feet to an iron pin, corner with land now or formerly Charlton E. Knight on line of land now or formerly Gray (marked "formerly Babb" on plat); thence with the joint line of now or formerly Gray property N. 88-30 W. 502.9 feet to a point in or near Rabun Creek; thence with the creek as a line, along other property line of the Mortgagor lying in Greenville County, down said creek to a point, joint corner with land now or formerly belonging to M. L. Knight; thence with the joint line of land now or formerly M. L. Knight N. 41-26 E. 499.0 feet to a point; thence continuing along joint line of land now or formerly M. L. Knight N. 44-26 E. 37.8 feet to an iron pin which is the point of beginning, and bounded by lands now or formerly Charlton E. Knight; lands now or formerly Gray (out of/Babb); lands now or formerly of M. L. Knight; and Rabun Creek across which Creek lie other lands of the Mortgagor in Greenville County. This being the same tract of land conveyed to the Mortgagor herein by deed of Charlton E. Knight on November 21, 1962, which was recorded in the Office of the Clerk of Court for Laurens County, S. C. on March 25, 1963, in Deed Book 152 at Page 393.

ALSO, all that other piece, parcel, or tract of land lying, being and situate in the State of South Carolina, and in Greenville County, Fairview Township, on the West side of South Rabun Creek, being a part of the James K. Babb to Dr. H. B. Stewart land, containing 4.82 acres, more or less, with the following metes and bounds, to-wit:

BEGINNING in center of said creek, junction of Stewart Branch, thence up said branch S. 77-1/4 W. 5.85 chains to Iron N on branch; thence S. 35-1/4 E. 11.70 chains to Iron N; thence N. 74-1/4 E. 4.82 chains, now or formerly Woods line, to point on creek; thence up the center of said creek 11.30 chains to the beginning corner, and bounded on the North by lands formerly belonging to Dr. H. B. Stewart, on the East by Rabun Creek, on the South by now or formerly James T. Wood land, and on the West by lands formerly belonging to H. H. Stewart now owned by the Mortgagor herein.

This being the same tract of land conveyed to the Mortgagor herein by deed of W. H. Bolt on the second day of November, 1959, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 637 at Page 534 on 11/3/59.



Together with all appurtenances, and all of the fixtures now or hereafter being connected, or intended to be connected, with the premises, 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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