

GREENVILLE CO. S. C.

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1975 NOV 95

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
A.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Claude M. Gosnell

(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

Seventeen hundred Ninety-seven and 66/100 -----Dollars (\$ 1,797.66) due and payable in 18 monthly installments of \$99.87, commencing on the 8th day of November, 1975, and on the same date of each successive month thereafter until paid in full.

with interest thereon from _____ 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, Saluda Township, containing 33.6 acres, more or less, as appears by plat of C. F. Webb, R. L. S., recorded in Plat Book UUU, at Page 63, in the R. M. C. Office for Greenville County and described according to said plat as follows:

BEGINNING at an I.P. on the Beaverdam Road adjoining Heaton line, thence N. 24-15 W. 1,211.15 feet along the Heaton land to I.P.; thence N. 72-00 W. 620 feet Oak Down; thence S. 28-00 E. 204 feet to I.P.; thence N. 61-00 E. 359 feet to I.P.; thence S. 27-00 E. 427 feet, more or less, to Beaverdam Creek; thence N. 58-00 E. 175 feet to point at Creek; thence S. 27-00 E. 379 feet to Beaverdam Road; thence along branch, 175 feet, more or less, to point on branch; thence S. 51-20 W. 943 feet, more or less, to Maple; thence, N. 80-30 W. 315 feet, more or less, to point in road; thence, N. 24-15 W. 30 feet to I.P. on edge of road at point of beginning.

Less, however, approximately one (1) acre conveyed by the Mortgagor as shown in Plat Book 4W, Page 22 and recorded in the R. M. C. Office for Greenville County in Deed Book 977, Page 252.



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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