

STATE OF SOUTH CAROLINA JUN 15 4 42 PM '75

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE BONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM A. FLOYD

(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 FIFTY-EIGHT THOUSAND AND NO/100-----  
-----Dollars, \$58,000.00; due and payable

as provided in said Note of even date herewith,

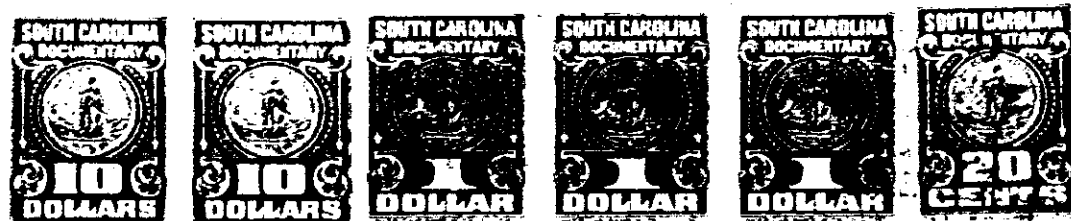
with interest thereon from date at the rate of 8-1/2 per centum per annum, to be paid: as provided in said Note.

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, containing 15 acres, more or less, on the Southern side of New Saluda Dam Road, being more fully described as follows, to wit:

BEGINNING at a point in the center of the New Saluda Dam Road, thence running with the center of said Road, the following courses and distances, to wit: N. 62-00 E., 659.4 feet; N.60-20 E., 100 feet; N.56-48 E., 100 feet; N. 53-9 E., 100 feet; N. 48-47 E., 71.5 feet; N. 46-35 E., 100 feet; N. 42-14 E., 100 feet; N. 38-3 E. 100 feet; N. 33-53 E., 50 feet, more or less; thence running in a Southeasterly direction to a point approximately 500 feet, more or less; thence continuing in a Southeasterly direction 454.2 feet to a point on the Northern edge of the Southern Railway right of way; thence running with the said right of way, the following courses and distances, to wit: S. 68-32 W., 900 feet, more or less; S. 68-33 W., 100 feet; S. 69-33 W., 100 feet; S. 71-13 W., 100 feet; S.73-14 W., 100 feet; S. 75-7 W., 100 feet; S. 72-2 W., 100 feet; S. 78-47 W., 100 feet; S. 80-44 W., 100 feet; S. 82-37 W., 100 feet; S. 84-32 W., 100 feet; thence leaving said right of way and running N. 13-50 E., 98.72 feet; N. 12-43 E., 280.68 feet to the point and place of beginning.



Together with all and singular rights, members, herditaments, 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.

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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