

SEP 20 4 15 PM '78

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. M. Gosnell

(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 One Hundred Sixteen and 56/100-----

-----Dollars (\$ 2,116.56) due and payable
as per note

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 the RMC Office for Greenville County in Plat Book UUU at Page 63 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Beaverdam Road, adjoining Heaton line, thence N.24-15 W. 1,211.15 feet along the Heaton land to an iron pin; thence N.72-00 W. 620 feet to Oak Down; thence S.28-00 E. 204 feet to an iron pin; thence N.61-00 E. 359 feet to an iron pin; thence S.27-00 E. 427 feet, more or less, to Beaverdam Creek; thence N.58-00 E. 175 feet to a point at Creek; thence S.27-00 E. 379 feet to Beaverdam Road; thence along brach, 175 feet, more or less, to a 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 an iron pin on edge of road at the point of beginning.

This is the same property as that conveyed to the mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Book 640 at Page 45, recorded Dec. 2, 1959 in Deed Book 640, page 45, dated Nov 11, 1959 from Janie Cornell.

The mortgagee's address is P. O. Box 1329, Greenville, South Carolina, 29602.

LESS, HOWEVER, approximately one (1) acre conveyed by the mortgagor as shown in Plat Book 4-W at Page 22 and recorded in the RMC Office for Greenville County in Deed Book 977 at 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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