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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 15 11 49 AM '78

DONNIE S. TANKERSLEY

WHEREAS, We, James Morgan, Jr. and wife, Ollie Morgan

(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 One Thousand Three Hundred Seventy Seven and 30/100----- Dollars (\$ 1,377.30) due and payable

according to the terms thereof said note being incorporated herein by reference.

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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:

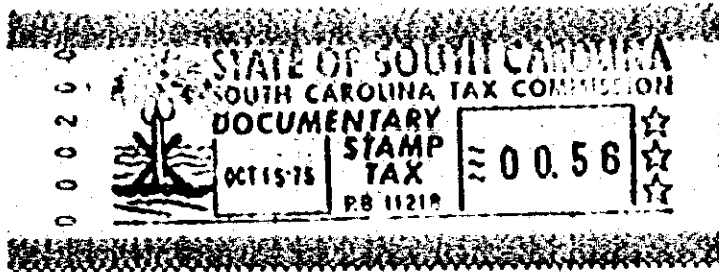
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located in Bates Township and having the following metes and bounds:

BEGINNING at a stake in the south line of the Jack Gibson property, said stake being situated South 85° 10' East 211 feet from an iron pipe at the northwest corner of the R. P. Williams tract described in a deed to R. P. Williams, recorded in the Office of the Register of Deeds for Greenville County, South Carolina, in Deed Book 375 at Page 54; and runs thence South 85° East 175 feet to a stake, a common corner of Jack Gibson and Cora Williams; thence South 32° 30' East with the western boundary of the Cora Williams property 318 feet to a stake in an access road which runs 635 feet to a state road; thence North 75° 10' West 175 feet to a stake; thence North 32° 30 feet West 318 feet to the point of beginning. Containing one acre more or less.

This being the same property conveyed unto the Mortgagors herein by deed from R. P. Williams and wife recorded August 30, 1968 in Deed Book 851, at page 261.

The Address of the Mortgagee is Hwy. 25-N, Travelers Rest, S. C. 29690.

This mortgage is subject to and subordinate to that certain mortgage given to Jim Walter Corporation recorded August, 1968 in the original amount of \$9,101.00 recorded in Mortgage Book 1101, at page 567.



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 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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