

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 5 2 49 PM '76
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Mary E. and W. T. Whelchel

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust

(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, Five Hundred Seventy-Three and 50/100-----Dollars (\$1,573.50) due and payable in the amount of Fifty-Two and 45/100 Dollars (\$52.45) commencing on the 8th day of December, 1976 and on the same day of each consecutive month thereafter until paid in full with interest and thereon after maturity at maximum legal rates.

~~with interest thereon from~~ ~~at the rate of~~ ~~percentum per annum to be paid:~~

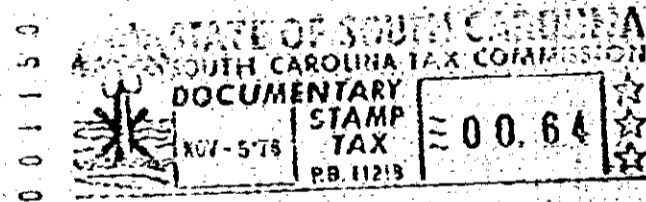
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, lying and being on the eastern side of Old Augusta Road in East Dunklin Township, approximately six miles northwest of the Town of Princeton, containing two (2) acres and being shown as Lot B on plat prepared for R. E. Turner and F. E. Ragsdale dated July 6, 1968, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern edge of Old Augusta Road at the joint front corner of Lots A and B, and running thence N 82-20 E 242 feet to an old iron pin; thence continuing in the said direction 306 feet to iron pin; thence S 17-18 E 123 feet to an iron pin; thence S 74-12 W 540 feet to an old iron pin in the center line of Old Augusta Road; thence with said road N 17-18 W 200.4 feet to the point of beginning.

This property was conveyed to Mary E. and W. T. Whelchel by Robert E. Turner, deed having been dated September 24, 1976 and recorded in the RMC Office of Greenville County, State of South Carolina, in Deed Volume 1044, page 861.



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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