

Mortgagee's Mailing Address: 306 E. North Street, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

NOV 13 1978

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 1 4 32 PM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, L. S. Spinks

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(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

-----Thirty Thousand and No/100-----Dollars (\$30,000.00) due and payable

on or before Ninety (90) days from date

with interest thereon from date at the rate of Nine 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:

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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:

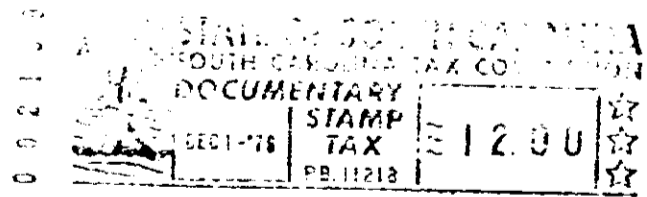
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or lot of land, situate, lying and being at the southwest corner at the intersection of East Washington Street and Laurens Road in the City of Greenville, County of Greenville, State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING at the point of intersection of the southern right-of-way of Laurens Road and the northwestern right-of-way of East Washington Street and running thence with the said right-of-way of East Washington Street in a southwesterly direction a distance of 207.2 feet, more or less, to an iron pin; thence N. 60° 03' W. 30.4 feet, more or less, to an iron pin; thence N. 22° 13' E. 158.3 feet, more or less, to an iron pin in or near the southern right-of-way of Laurens Road; thence with said Laurens Road right-of-way in a southeasterly direction 153.1 feet to the point of BEGINNING.

EXCEPTING THEREFROM any part taken by the City of Greenville for street purposes and a small portion of land taken by the South Carolina State Highway Department described in Deed from Grantor dated February 5, 1968.

This being the same property conveyed to the mortgagor by deed of Shell Oil Company dated October 14, 1976 and to be recorded herewith.



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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