

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEC 29 06 AM '76

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Jack C. Robertson

do hereby certify that as Mortgagor is well and truly indebted unto Southern Bank and Trust Company, at Piedmont, S. C.

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 **Fourteen thousand dollars**

Dollars \$ 14,000.00 due and payable

with interest thereon from date at the rate of 9% per centum per annum, to be paid: **One year from date.**

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 land 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:

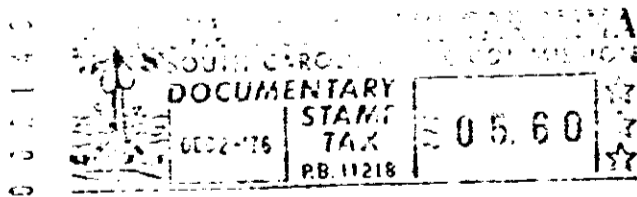
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as LOT No. 14 as shown on a plat entitled "Section One, Jenkins Estate, Southwest" dated February 1972, prepared by C.O. Riddle, which plat is of record in the RMC Office for Greenville County in Plat Book 4-M, at page 197 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on Beauclair Drive at the joint front corner of Lots 14 and 16 and running thence along the joint line of Lots 14 and 16, South 26-24 East 255 feet to an iron pin; running thence North 63-36 East 150 feet to an iron pin; running thence North 26-24 West 255 feet to an iron pin on Beauclair Drive; thence along Beauclair Drive, South 63-36 West 150 feet to the point of beginning.

This being the same property conveyed to Jack C. Robertson by deed of Howard E. Stockwell on the 1st day of October, 1976, recorded in the RMC Office for Greenville County in Deed Book 1045, page 691.

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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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