

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE, CO. S. C.

DEC 10 12 37 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEDONNIE S. TANKERSLEY
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LEYRON VINSON

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

EIGHT THOUSAND NINE HUNDRED TWENTY-FIVE AND 60/100 DOLLARS (\$ 8,925.60),

due and payable in sixty (60) consecutive monthly payments of One Hundred
Forty-eight and 76/100 (\$148.76) Dollars beginning January 15, 1977
and continuing each month until paid in full. Payments to be applied
first to interest, which has been added to the principle above, and then
to principle.

(7%)

with interest thereon from date at the rate of seven/per centum per annum, to be paid: as stated above.

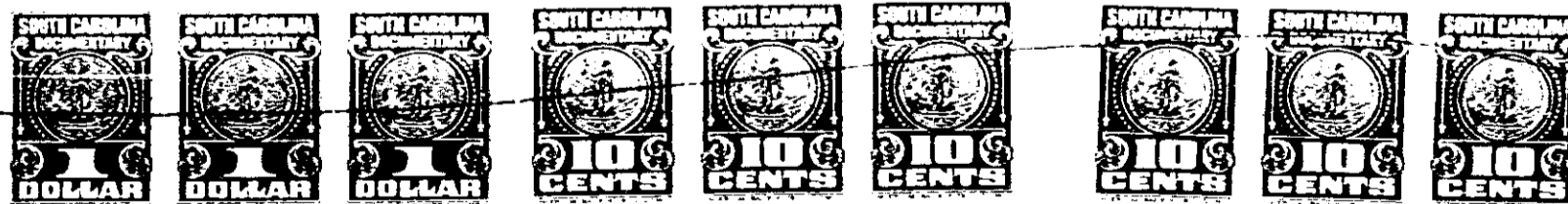
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Oaklawn Township on the West side of a "Hard Road" and containing 4 acres, more or less, and having, according to a "Survey and Plat of Land for M. V. Vinson", recorded in the RMC Office for Greenville County in Plat Book FF, at Pages 24 and 25, the following metes and bounds:

Beginning at a point on the Western side of a "Hard Road" and running thence S. 3-30 W. 168 feet to a red oak stump; thence along a line of land of Albert Williams S. 26-45 W. 376 feet to a point; thence S. 85 W. 130 feet to a point; thence N. 81 W. 137 feet to a point; thence N. 3-30 E. 472 feet to a point; thence N. 87-10 E. 422 feet to the point of beginning.

The above property is a portion of that property conveyed by G. W. Anderson to W. V. Vinson by Deed dated September 3, 1900 and recorded in the RMC Office for Greenville County on September 19, 1900 in Deed Book GGG, at Page 322, and is the same lot of land conveyed by Waymon V. Vinson to the Mortgagor by Deed dated April 2, 1960 and recorded April 4, 1960 in the RMC Office for Greenville County in Deed Book 647 at Page 356.

The above property is conveyed subject to any and all rights of way or easements of record or as may appear on the property.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.