

P.O. Box
Greenville, S.C.

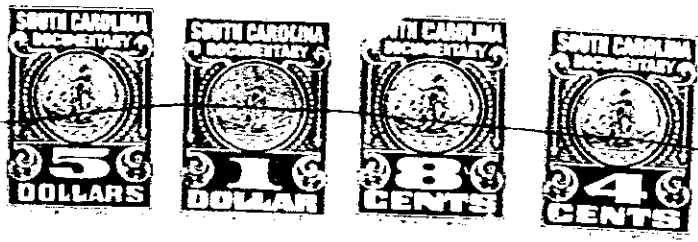
MORTGAGE OF REAL ESTATE—Office of the Register of Deeds, Greenville, S. C.

FILED

BOOK 1385 PAGE 121

DEC 13 9 56 AM '76

DONNIE S. TANKERSLEY
R.M.C.



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LARRY J. MEARES AND THELMA S. MEARES

(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

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FIFTEEN THOUSAND TWO HUNDRED TWENTY AND 80/100 DOLLARS (\$ 15,220.80),

due and payable in eighty-four (84) consecutive monthly installments of One Hundred Eighty-one and 20/100 (\$181.20) Dollars each beginning January 15, 1977 and continuing each and every month until paid in full. Payments to be applied first to interest, which has been added to the principle above, and then to principle.

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with interest thereon from date at the rate of seven (7%) 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, and in the Oaklawn Township, containing 2.08 acres, more or less, according to a plat made by James L. Strickland, Registered Land Surveyor, 4042, dated Sept. 1976, and having the following metes and bounds, to-wit:

Beginning at a nail cap in the center of Greenville Road, thence running S89-00W for a distance of 330 feet to an iron pin, thence N15-05E for a distance of 371 feet to an iron pin, thence S70-38E for a distance of 350.6 feet to a nail cap in the center of Greenville Road, thence S0-30W for a distance of 107.6 feet to a point joining S0-44W for a distance of 161.8 feet which is back to the beginning point.

This land is surrounded by Greenville Road, Larry J. Meares and Thelma S. Meares and L. J. Meares.

The above described property is the same inherited by Larry Jackson Meares, the father of the Mortgagor, Larry J. Meares, also known as Larry Jackson Meares, Jr., by the Last Will and Testament of his father on file in the Probate Court for Greenville County in Apt. 648, at Page 50, and is the same lot of land conveyed to the Mortgagors by the Deed of Larry J. Meares or Larry Jackson Meares, otherwise known as L. J. Meares, dated October 15, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1044, at Page 991 on October 22, 1976.

The above described property is subject to any and all easements or rights of way of record or appearing 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.

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