

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 28 11 21 AM '77
WILLIE S. TANNERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mary Elizabeth Southerlin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer

(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 Two thousand, three hundred forty Dollars

AND NO/100-----Dollars (\$ 2,340.00) due and payable

Two Thousand Three Hundred Dollars & NO/100 to be paid as Follows:
\$97.50 on the 28th Day of February 1977 and \$97.50 on the 28th day
of each month of each year thereafter until paid in full:
with interest thereon from maturity at the rate of 7% per centum per annum, to be paid: monthly

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:

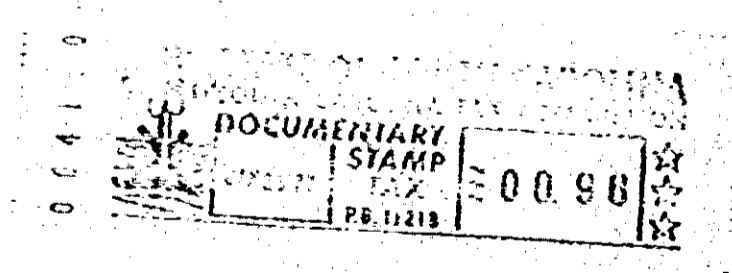
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on Groce Meadow Road, and shown on plat prepared by C. O. Riddle, Reg. L. S., as Property of James David Coster, dated September, 1972, and being described according to said plat by the following metes and bounds, to-wit:

Beginning at a railroad spike in Groce Meadow Road, which said spike is 300 feet from Few's Bridge Road, and running thence N. 11-31 E. with line of Property of Betty Banks, 290.6 feet to old iron pin; thence with other property of grantor, S. 81-05 E. 12 feet, thence S. 78-10 E. 258.8 feet to old iron pin and stone, thence S. 59-34 W. 135.7 feet to old iron pin and stone; thence with Barbare line, S. 9-20 W. 128.35 feet to old iron pin; thence S. 2-44 E. 79.75 feet to center of Groce Meadow Road; thence N. 76-37 W. 182.3 feet to the point of beginning, and containing, according to said plat, 1.28 acres.

Same property conveyed to the Mortgagor by Deed of Wade Thomas Rainey recorded on July 29, 1976 in deed book 1040 at page 409.

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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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