

GREENVILLE CO. S. C.

Mortgagee's address: P.O. Box 1000
Tryon, N.C. 28782

STATE OF SOUTH CAROLINA 20 4 45 PM '77
COUNTY OF GREENVILLE DONNIE S. TANNERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1395 PAGE 172

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, BOBBY L. SPENCER and OPAL F. SPENCER, of the County of Greenville and State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted on to NORTH CAROLINA NATIONAL BANK, Tryon, North Carolina

(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

-----TWENTY SEVEN THOUSAND FIVE HUNDRED & NO/100-----Dollars (\$ 27,500.00) due and payable

in installments of TWO HUNDRED FORTY-SEVEN & 43/100 DOLLARS (\$247.43) commencing on June 1, 1977, and monthly thereafter, each such payment to be applied first to accrued interest and the remainder to principal, with the balance of principal and interest to become due and payable on or before May 1, 1997;

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:

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 Oak Grove School District 14A and described by metes and bounds as follows:

BEGINNING on a stone, Stewart and Barnett corner and running thence old line, North 59 1/4 West 10.53 chains to pin in Landrum Road (33 1/2 feet East of iron pin on West side of road); thence with said road, South 4 West 5.25 chains pin in road (stone on East bank of road 30 links from corner); thence South 89-15 East 9.46 chains to stone and BEGINNING corner, containing 2.48 acres, more or less, said property being bounded by Talmadge Stewart (Shug), G. Belue and the balance of the P.O. Barnett place.

The above described property is the identical property conveyed to Mortgagors by Clyde Eugene Bailey by deed dated April 14, 1977, said deed to be recorded herewith in the RMC Office for Greenville County, South Carolina.

RECORDED
DOCUMENTARY
STAMP
\$ 11.00
APR 20 1977

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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