

11021 SE

STATE OF SOUTH CAROLINA } 18 3 13 PM '77 } MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE } WITNESSETH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, Elmer Lyda

(hereinafter referred to as 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 Ten Thousand and No/100-----
-----Dollars (\$ 10,000.00) due and payable

according to the terms thereof said note being incorporated herein by reference.

~~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:~~

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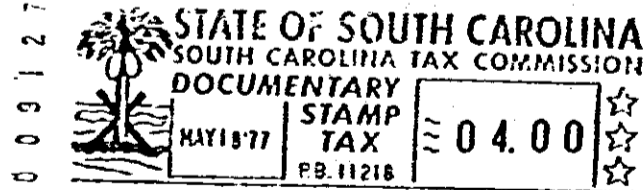
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Cleveland Township, on the southeast side of S. C. Highway No. 11 and having, according to a survey made by Terry T. Dill, Surveyor, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book KKK, page 84, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway No. 11 and running thence along the center of said highway N. 54-02 E., 826 feet to an iron pin; thence with the curve of said highway following the center thereof (the chord being N. 59-00 E., 100 feet) to an iron pin; thence still with the curve of said highway following the center thereof (the chord being N. 69-15 E., 100 feet) to an iron pin; thence still with the curve of said highway following the center thereof (the chord being N. 82-04 E., 100 feet) to an iron pin; thence still with center of said highway, S. 86-0 E., 150 feet to an iron pin; thence S. 22-0 E., 622 feet to an oak; thence S. 37-22 E., 96.2 feet to an iron pin; thence S. 74-30 W., 1262.5 feet to an iron pin; thence N. 33-06 W., 1308.4 feet to an iron pin on the southeast side of S. C. Highway No. 11, the beginning point, and contains 40.38 acres.

This is the same property as that conveyed to the Mortgagor by deed from The Peoples National Bank of Greenville, Greenville, S. C., as Trustee under the will of Louise C. Gower (recorded in Apartment 799, File 14 in the Probate Court for Greenville County) and recorded in Deed Book 788 at page 397 on December 20, 1965.

The Mortgagee's address is P. O. Box 544, Travelers Rest, S. C. 29690



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 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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