

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE GREENVILLE CO. S. C. MORTGAGE

FILED
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DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLARD MURRELL AND CHRISTINE M. MURRELL
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & 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

TWENTY THOUSAND TWO HUNDRED EIGHTY-THREE AND 12/100 DOLLARS (\$ 20,283.12),
due and payable

in 120 consecutive monthly installments of \$270.00 each, to be applied first to interest and then to principal, with the first payment being August 1, 1977 and continuing on the 1st (first) day of each and every month until paid in full.

with interest thereon from date at the rate of nine (9%) 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,

ALL that parcel or tract of land, with the buildings and improvements thereon, situate on the Northeast side of Augusta Road (also known as U. S. Highway #25) in Oaklawn Township, Greenville County, S. C., containing 66.51 acres, according to a survey made by W. J. Riddle, April 21, 1937, revised November 9, 1949, recorded in Plat Book X, Page 19 (also recorded in Plat Book JJ, Page 121), and having, according to said plat and a recent survey made by Dalton & Neves, April, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Augusta Road at corner of property now or formerly owned by Jessie Stewart, and runs thence along said Stewart line, N. 28-30 E., 903.5 feet to a stone; thence along the Stewart line, S. 65-21 E., 1714.9 feet to an iron pin; thence N. 26-05 E., 1020.9 feet to an iron pin; thence N. 64-56 W., 822.1 feet to an iron pin; thence due South 28 feet to an iron pin; thence N. 80-59 W., 1037 feet to an iron pin; thence S. 74-06 W., 1188.3 feet to a stone near the West edge of the Fork Shoals Road; thence S. 29-33 W., 827.7 feet to an iron pin on the Northeast side of Augusta Road; thence along the Northeast side of Augusta Road, S. 63-15 E., 981 feet to the beginning corner.

Less, however, all that piece, parcel or tract of land, in the State of South Carolina, County of Greenville, in Oaklawn Township, containing 5.26 acres, more or less, according to plat of survey by Webb Surveying and Mapping Company, dated May 31, 1972, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on Northeast side of Augusta Road and corner of property now or formerly owned by Jessie Stewart, and running thence along Stewart line North 28-30 East 908.2 feet to iron pin on dirt trail, thence along said trail South 74-06 West 420.1 feet to iron pin; thence along line of other property of the grantors South 28-31 West 619 feet to iron pin on Augusta Road; thence along Augusta Road South 62-21 East 300 feet to the point of beginning. Being a tract of land conveyed by the Mortgagors to B. Douglas

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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