

Mortgagee's Address: Southern Bank & Trust Co., PO Box 1329, Greenville, SC 29602

MORTGAGE OF REAL ESTATE - Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GORDON E. MANN

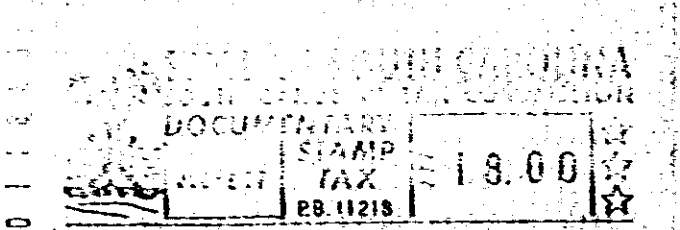
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

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 FORTY-FIVE THOUSAND AND NO/100

-----DOLLARS (\$ 45,000.00),
with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid:
one year (1 year) from date, with interest computed at the rate of nine (9) per cent per annum, payable quarterly.

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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, situate on the northwestern side of S. C. Highway No. 253, being shown as an unnumbered tract on a plat of the property of Gordon E. Mann, dated June 14, 1977, prepared by W. R. Williams, Jr., Surveyor, recorded in Plat Book 6E at page 29 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of S. C. Highway 253, which iron pin is N 35-19 E 108.1 feet from the northeastern corner of the intersection of Monaview Circle and S. C. Hwy. # 253 and running thence N 62-21 W 211.3 feet to an old iron pin; thence N 51-21 W 213.9 feet to an iron pin; thence S 47-56 W 111.5 feet to an old iron pin on the northeastern side of Monaview Circle; thence with Monaview Circle N 51-39 W 50.4 feet to an old iron pin; thence N 51-44 E 16.2 feet to an old iron pin; thence N 10-00 E 234.3 feet to an old iron pin; thence S 59-09 E 405.2 feet to an iron pin; thence S 39-39 W 100 feet to an iron pin; thence S 59-09 E 200 feet to an iron pin on the northwestern side of South Carolina Highway No. 253; thence with said highway S 39-39 W 38.2 feet to an iron pin; thence still with said highway S 35-19 W 14.9 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of Miller Outdoor Advertising of South Carolina, Inc., recorded on October 17, 1975, in Deed Book 1025 at page 963, in the RMC Office for Greenville County, and by deed of W. M. Webster III and W. M. Webster, Jr., recorded on October 4, 1976, in Deed Book 1043 at page 967, RMC Office, Greenville Co.

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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