

GREENVILLE, S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STANLEY C. GIBSON and EVELYN M. GIBSON

(hereinafter referred to as 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

Fifty Thousand AND No/100----- Dollars (\$50,000.00) due and payable

Beginning on 9-1-77 and each consecutive month thereafter, the borrower will pay monthly installments of \$1,037.92, to be applied first to interest until the entire balance is paid in full.

with interest thereon from date at the rate of 9% per centum per annum, to be paid: Mo.

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 southern side of Leyswood Drive and being known and designated as Lot No. 149 on a plat of WADE HAMPTON GARDENS, Section III, recorded in the RMC Office for Greenville County in Plat Book YY at Page 179 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

All that piece, parcel or lot of land situate, lying and being on the west side of Old Buncombe Road and being more fully described according to a plat of the property of Robert H. Eppes, Mary R. Eppes and James A. Eppes by J. C. Hill, dated June 8, 1959 and was revised July 14, 1959, recorded in the R.M.C. Office for Greenville County in Plat Book "SS" at page 183 and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Old Buncombe Road and running thence N. 54-45 W. 508.5 feet to an iron pin; thence running S. 17-30 W. 158.5 feet to an iron pin on the northern edge of a new-cut road, S. 72-30 E. 482.2 feet to the point of beginning. Said lot containing 0.87 acres.

ALSO: ALL that piece, parcel or lot of land situate, lying and being on the west side of Old Buncombe Road and being more fully described:

BEGINNING at an iron pin on the West side of the Buncombe Road where said lot of land corners with the Duncans' Chapel land and running thence with Buncombe Road N. 13 E., 274 feet to an iron pin at the corner of J. C. Raines land; thence N. 80-20 W., 493 feet to an iron pin; thence S. 29 W., 40 feet to a stone pile; thence S. 54-45 E., 536 feet to the beginning corner containing 1.8 acres.

The first portion of said description being the same property deeded from Douglas R. Brittain and Helen B. Brittain unto Stanley C. Gibson & Evelyn M. Gibson, dated April 2, 1975 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Volume 1016 at page 270.

The second description being the same property deeded from Robert H. Eppes and James A. Eppes unto Stanley C. Gibson, dated May 4, 1977 and being redorded in the R.M.C. Office for Greenville County, S. C., (Over)

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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