

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

SEP 14 8 45 AM '77

BOOK 1409 PAGE 911

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSIDE
R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Gerald E. Golding

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

NINE THOUSAND AND THIRTY AND NO/100 - - - - - Dollars \$ 9,030.00 due and payable
in one hundred twenty (120) monthly payments of \$114.40 commencing October 8,
1977 and a like amount due on the 8th day of each calendar month thereafter
until entire amount is paid in full, with each payment applied first to interest
and balance to principal

with interest thereon from date at the rate of 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, City of Greenville, on the northwestern side of Frank Street and being the identical property conveyed to W. A. Ivester by W. A. Briggs by deed recorded in Deed Book 297, at page 38 and has the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Frank Street, which pin is 332.1 feet from intersection of Frank Street and Buncombe Road and running thence in a northwesterly direction approximately 156 feet to corner of lot, now or formerly owned by W. A. Briggs; running thence with that lot in a southwesterly direction approximately 50 feet to alley; running thence with alley in same direction approximately 13.7 feet to iron pin on line of alley; running thence in southeasterly direction approximately 156.3 feet to iron pin on Frank Street; running thence with said street approximately 66.3 feet to iron pin, the point of beginning.

This being the same property conveyed to the Mortgage herein by deed of W. A. Ivester dated November 11, 1968 and recorded in the RMC Office for Greenville County on November 12, 1968 in Deed Book 856, at page 29.

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RECORDED
SEP 14 1977
TAX = 03.64
PB. 11218

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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