

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 13 3 10 PM '77
LONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

1412 PAGE 804

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Paul W. Eschinger, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Easley, South Carolina

(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 Thirty-five Thousand and no/100ths

Dollars (\$ 35,000.00) due and payable

with interest thereon from October 13, 1977 at the rate of nine (9) per centum per annum, to be paid: in monthly installments of Four Hundred Forty-three and 37/100 Dollars (\$443.37) beginning November 15 and each month thereafter until paid in full with payments being applied first to interest.

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:

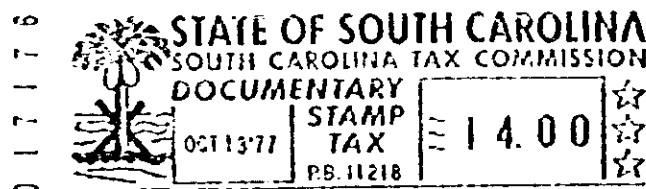
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being a portion of a triangular parcel of land bounded on the west by the Old Chick Springs Road, on the north by Croft Street on the east by new U.S. Highway 29 as shown on plat of Dalton & Neves, Engineers, dated October, 1947, and described as follows:

BEGINNING at an iron pin on west side of new U.S. Highway 29 which pin is 88 feet southwest from a stake at the intersection of Croft Street and U.S. Highway 29; thence along the line of property now or formerly of J. Bennett Stone, N. 53-15 W. 44.7 feet to a pin on east side of Old Chick Springs Road; thence along east side of Old Chick Springs Road S 18-30 W. 66.6 feet to a pin on line of property now or formerly of C. Rivers Stone; thence along the said line of C. Rivers Stone S. 53-15 E 16.6 feet to a pin on west side of U.S. Highway 29; thence along west side of said highway N 42-46 E. 63.9 feet to the beginning corner.

ALSO: All that tract of land in the County and State aforesaid in the City of Greenville, being a portion of a triangular parcel of land bounded on the west by Old Chick Springs Road, on north by Croft Street, on east by U.S. Highway 29, as shown on plat referred to above and described as follows:

BEGINNING at an iron pin at the intersection of the Old Chick Springs Road and Croft Street and running thence along the south side of Croft Street S. 71-20 E. 78.3 feet to a stake on U.S. Highway 29; thence along the west side of U.S. Highway 29 S. 42-46 W 88 feet to line of property now or formerly of Fannie S. Cary; thence along the Cary line N 53-15 W. 44.7 feet to a pin on east side of Old Chick Springs Road; thence along east side of Old Chick Springs Road N. 18-30 E. 66.6 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Florence Landreth dated October 13, 1977, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1066, Page 175, on October 13, 1977.



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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