

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 17 11 42 AM '78

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LARRY J. MEARES, JR. AND THELMA S. MEARES

(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

SIXTEEN THOUSAND TWO HUNDRED TWENTY-FIVE AND 00/100-----DOLLARS (\$ 16,225.00),
due and payable

on demand.



with interest thereon from date at the rate of nine/⁽⁹⁾ per centum per annum, to be paid: quarterly beginning March 31, 1978

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 piece, parcel, lot or tract of land, lying, situate and being in Oaklawn Township, County of Greenville, State of South Carolina, and being about a mile northeast of the Town of Pelzer, described as follows:

BEGINNING at a point in line of A. L. Meares (Lot No. 1, plat of A. L. Meares property made by John C. Smith, October 1949) joint corner Lots Nos. 4 and 5, and running thence with Meares line and along rear line of Lots Nos. 4, 3 and 2 respectively, S. 86-00 W. 210 feet to line of Arvin Boyce, Jr.; thence with Boyce line N. 2-00 E. 219 feet to proposed 30 foot street; thence along said proposed street N. 86-00 E. 210 feet to joint corner Lots Nos. 4 and 5; thence with joint line Lots Nos. 4 and 5 S. 2-00 W. 219 feet to point of beginning, and being Lots Nos. 2, 3 and 4, of said plat.

The above property is conveyed subject to any and all easements or rights-of-way of record.

The above described property conveyed to the Mortgagors by the Deed of Lillian B. Bowen dated August 4, 1977 and recorded in the R. M. C. Office for Greenville County in Deed Book 1062, at Page 515 on August 15, 1977.

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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