

21

BOOK 1418 PAGE 519

FILED GREENVILLE CO. S.C.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DEC 14 12 00 PM '77
 BONNIE S. TANKERSLEY R.H.G.
 BONNIE S. TANKERSLEY R.M.C.
 LAWRENCE O' SHIELDS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1431 PAGE 981

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST CO.

(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

FIFTEEN THOUSAND FOUR HUNDRED NINETY TWO AND 20/100 ----- Dollars (\$ 15,492.20) due and payable

in full 120 days from date

with interest thereon from maturity at the rate of 9 per centum per annum, to be paid:

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:

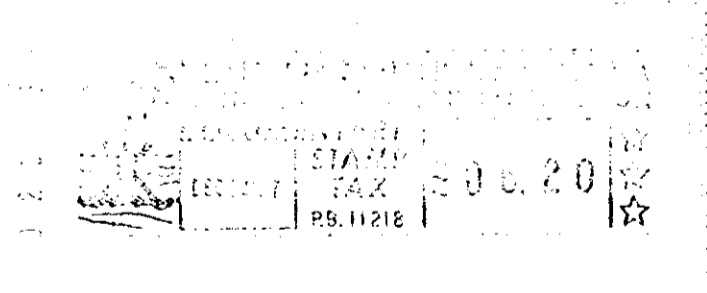
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 15 on "Revised Plat of Lots 14 and 15, Marydale" as recorded in Plat Book MM at Page 186 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 western side of West Gantt Circle, joint corner Lots 15 and 16, and running with said line, N. 57-30 W., 162.3 feet to an iron pin; thence with the line of Lot No. 14, N. 26-09 E., 106.1 feet to an iron pin on the southern side of Alhambra Blvd; thence with said Alhambra Blvd, S. 63-51 E., 150 feet to an iron pin at the intersection of Alhambra Blvd and West Gantt Circle; thence with the curve of said intersection S. 15-41 E., 33.3 feet to an iron pin; thence with the western side of West Gantt Circle, S. 32-30 W., 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by Deed of James A. Hartsell recorded May 20, 1977 in Deed Book 1056 at Page 966 in the RMC Office for Greenville County.

MY 15 78 1330

GCTO -----2 DE 14 77 313
3.00001



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.

4328 (RV-2)