

WHEREAS, James S. Conits and Christina J. Conits

(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 Twenty-five Thousand and no/100-----

-----Dollars (\$25,000.00) due and payable in thirty-six (36) equal monthly payments of Seven Hundred Ninety-five and no/100 (\$795.00) Dollars, the first payment being due July 9, 1978, and a like amount each month thereafter until paid in full, payments to apply first to interest then to principal,

with interest thereon from date at the rate of nine 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:

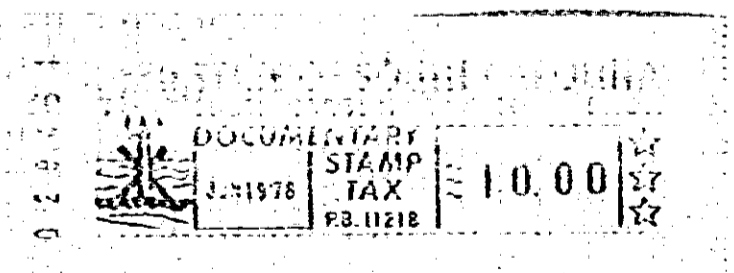
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the Western side of White Horse Road, shown as Lot 3D on plat entitled Property of P. L. and Pauline B. McHugh, recorded in Plat Book TT at page 53 and having according to said plat the following metes and bounds: BEGINNING at an iron pin on the Western side of White Horse Road at the joint front corner of Lots 3C; thence with line of said lot, S. 69-59 W. 200 feet to an iron pin; thence N. 20-01 W. 22 feet to an iron pin at the joint rear corner of Lot 3E; thence with line of said lot, N. 69-59 E. 200 feet to an iron pin on White Horse Road; thence with Western side of White Horse Road, S. 20-01 E. 22 feet to the point of beginning. THIS being the same property conveyed to Mortgagors by deed of Heyward Ballard, recorded in the R.M.C. Office for Greenville County on May 23, 1967, in Deed Book 820 at page 251.

ALSO:

ALL that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 3B of the P. L. and Pauline B. McHugh Property and according to a plat made by C. O. Riddle, dated October 6, 1959, recorded in Plat Book TT, page 53, having the following metes and bounds, to-wit: BEGINNING at a point on the Western side of White Horse Road at the joint corner of Lots 3A and 3B and running thence with White Horse Road, N. 20-01 W. 18.1 feet to the joint corner of Lots Nos. 3 and 3B; thence with said line, S. 69-59 W. 200 feet; thence S. 20-01 E. 18.1 feet to the joint rear corner of Lots Nos. 3A and 3B; thence with said line, N. 69-59 E. 200 feet to the point of beginning. THIS being the same property conveyed to Mortgagor by deed of Dempsey Real Estate Co., Inc., recorded in the R.M.C. Office for Greenville County on May 21, 1974, in Deed Book 999 at page 382.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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