

P.O. Box 1329
Greenville, S. C. 29602

1440 75

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William B. Long, Jr.

(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 TEN THOUSAND, FOUR HUNDRED AND TWENTY NINE and

44/100----- Dollars (\$ 10,429.44) due and payable

according to the terms of the note of even date herewith for which this mortgage stands as security.

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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, in the City of Greenville, at the southeasterly corner of the intersection of Brookside Way and Marshall Court, known as a part of the property of Sue C. Ashmore, and having, according to a plat thereof prepared by Dalton & Neves, Engineers, dated June, 1959, entitled "Property of Jourdan J. Newton", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 00 at Page 281, the following metes and bounds:

BEGINNING at an iron pin at the southeasterly corner of the intersection of Brookside Way and Marshall Court and running thence along the easterly side of Marshall Court, S. 23-51 E. 200 feet to an iron pin; thence N. 73-55 E. 85.7 feet to an iron pin at the corner of property now or formerly of J. D. Ashmore, Jr.; thence along the line of the aforementioned property, N. 25-30 W. 200 feet to an iron pin on the southerly side of Brookside Way; thence along the southerly side of Brookside Way, S. 74-32 W. 80 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Thomas W. Edwards and Mary Lang Edwards, dated July 8, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 871 at Page 380.

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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 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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