

MORTGAGE OF REAL ESTATE

1440 309

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS Truman Wayne Edens

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

Ten Thousand Eight Hundred & No/100--- Dollars (\$ 10,800.00) due and payable in 60 monthly installments of \$180.00 each, all payable on the same date of each successive month commencing September 15, 1978, until said indebtedness is paid in full.

with interest thereon from _____ date _____ at the rate / specified in said note. ~~XXXXXXXXXXXXXXXXXXXX~~

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.

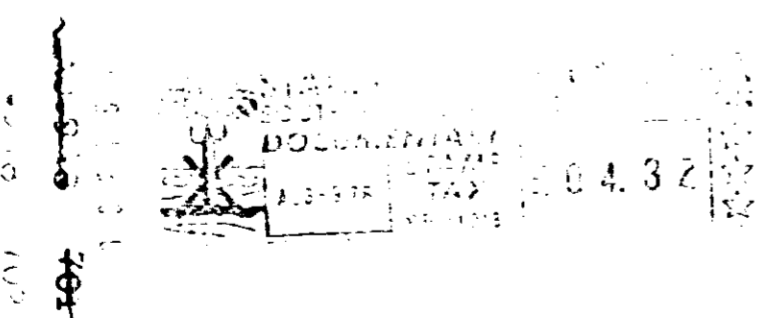
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Grove Township, near Golden Grove, and being described as follows:

Lots Nos. 25, 26, 27, 28, 29, 30, 31, 32, 48 and tract designated as "Reserved" on plat of property of I. H. Moody and Bill Guest prepared by John C. Smith in 1948 and recorded in the R.M.C. Office for Greenville County in Plat Book "S", at Page 187. Tract 48 is shown as containing 2.4 acres; the "Reserved" tract lies between Tract No. 48 and Tracts Nos. 25, 29, 30 and 31. Tract No. 25 fronts on Ashmore Drive. Tracts Nos. 26 through 32 front on a street known as Rosevelt Boulevard.

All that tract or strip of land lying southeast of the above described property and being all of that strip of land owned by the grantor running in an approximate northeasterly and southwesterly direction and being bounded along the west side by the western edge of the right of way of Piedmont & Northern Railway and being bounded on the east side by the center of the Southern Railroad right of way, and being approximately 2500 feet in length, and bounded on the north by the property formerly known as the "colored school lot", and being bounded on the south by the original property line of the 52.70 acres, more or less, shown on plat of property of Frank Tarrant, et al, dated May 1948 prepared by W. J. Riddle, said tract being described in Deed Book 360, at Page 292, together with any interest the grantor might have in any remnants, strips or parcels of land adjoining said railroad rights of way or adjoining S.C. Highway No. 20 or Ashmore Drive, together with all remaining property which was conveyed to the grantor by deed of Dill & Guest Construction and Land Company and recorded in Deed Book 536, at Page 175.

This being the same property conveyed unto the Mortgagor herein by deed from J. Monroe Dill, dated August 20, 1968, and recorded August 20, 1968 in Deed Book 850 at Page 540 in the R.M.C. Office for Greenville County, South Carolina.



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 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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