

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
15 4 15 PM
S. T. THOMPSON
R.M.C.

BOOK 1444 PAGE 345

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

WHEREAS, JO B. McALISTER (formerly known as Jo B. Wilson)

(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 Fourteen Thousand Two Hundred Fifty and 60/100-----

Dollars (\$14,250.60) due and payable

in accordance with the terms of note of even date herewith

with interest thereon from date hereof at the rate of 7 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 and being known and designated as Lots Nos. 25 and 26 Berea Heights Addition, Property of R. W. Jones, recorded in the R.M.C. office for Greenville County in Plat Book S, page 102 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Albion Circle at the joint corner of Lot Nos. 17 and 26 and running thence N. 64 E. 106 feet to an iron pin at the rear corner of Lot Nos. 17 and 18; thence N. 50-50 E. 120 feet to an iron pin at the joint rear corner of Lots Nos. 18, 19, 24, 25 and 26; thence along the line of Lot No. 24 N. 36-53 W. 143.6 feet to an iron pin on the eastern side of Albion Circle and following the curvature thereof the following courses and distances, to wit: S.32 W. 14.6 feet; S. 32 W. 13.9 feet; S. 32 W. 34 feet; S. 30-37 W. 105.4 feet; S. 2-49 E. 18.7 feet; S 2-49 E. 103.7 feet to the beginning corner

This is the same property conveyed to the Mortgagor by deed of Ellen E. Brown recorded in the R.M.C. Office for Greenville County in Deed Book 949, page 408 on July 20, 1972.

GCTO ----- SE15 78 365

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
SEP 15 78
PB 11218
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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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