

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

BOOK 1445 PAGE 549

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DANNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, A. K. Melton,

(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 Two Thousand Twenty-one and 04/100-----
-----Dollars (\$ 2,021.04') due and payable

\$56.14 commencing on November 1, 1978 and a like amount on the first day of each month for thirty-six (36) consecutive months

~~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:~~

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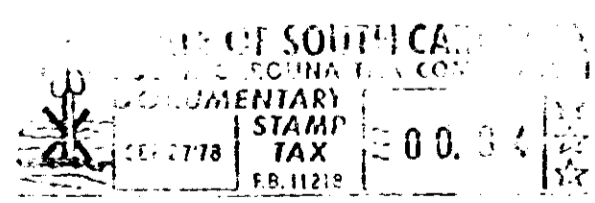
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Fairview Township, containing 1.40 acres, more or less, according to a plat and survey made by C. O. Riddle for J. B. Armstrong, dated June 21, 1962, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin in the Southern edge of the right of way of South Carolina Highway No. 418, joint front corner with 2.07 acres, more or less, tract of land of Wendell Armstrong as shown on said plat, and running thence with the joint line of the Wendell Armstrong land, S. 6-30 W. 300 feet to an iron pin on line of land of J. B. Armstrong and back joint corner with land of the said Wendell Armstrong; thence with the joint line of land of J. B. Armstrong, N. 79-35 W. 210 feet to an iron pin; thence N. 6-30 E. 300 feet along joint line with land of J. B. Armstrong to an iron pin in the Southern edge of the right of way of S. C. State Highway No. 418; thence with the Southern edge of said Highway, S. 79-35 E. 210 feet to an iron pin, the point of beginning, and bounded by said State Highway, lands of Wendell Armstrong and J. B. Armstrong.

This being the identical property as conveyed to mortgagor by A. M. Melton of even date herewith which deed is to be recorded prior to recording this mortgage in the R. M. C. Office for Greenville County.

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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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