

Mortgagee's Address: Southern Bank & Trust Company
P. O. Box 8
Williamston, S. C. 29697

BOOK 1445 PAGE 302

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE

FILED
GREENVILLE CO. S. C.
23 4 22 PM '76
DORIS S. TAYLOR
C.L.E.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Carl S. Neely and Rachel S. Neely

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 Thirteen thousand nine

hundred seven and 04/100ths-----DOLLARS (\$ 13,907.04), with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid: per the terms set forth in note of even date.

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, being in Oaklawn Township, near Pelzer, S. C. and being shown and designated as Lot No. 1 on a plat of "Portion of Mary A. King Property" prepared by R. L. Campbell, RLS, dated March 14, 1968 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of S. C. Highway No. 8, joint front corner of Lots 1 and 2 and running thence N 7-0 E 203.5 feet to an iron pin on line of property now or formerly of Beam; thence N 83-03 W 179.2 feet to an iron pin on the easterly edge of the Old Pelzer Road; thence with the edge of said Road, S 11-59 W 204.4 feet to an iron pin at the northeasterly corner of the intersection of Old Pelzer Road and S. C. Highway #8; thence with the northerly edge of the right of way of S. C. Highway #8, S 83-03 E 197 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Mary Ellen Austin King dated February 27, 1976 and recorded in Deed Book 1032 at Page 471 on March 3, 1976.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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