

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
JAN 21 1959
LONNIE S. TAYLOR

WHEREAS, GENTRY BUCHANAN AND JOYCE BUCHANAN

(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

TWENTY FIVE THOUSAND AND NO/100 ----- Dollars (\$25,000.00) ~~ONE HUNDRED THOUSAND~~

principal and interest due and payable in full within six (6) months from date. This mortgage shall secure the Mortgagee for any further loans, advances or readvances that may hereafter be made by the Mortgagee to the Mortgagor so long as the total indebtedness secured by this mortgage does not exceed \$25,000.00.

with interest thereon from date at the rate of 10 1/4 per centum per annum, to be paid: within 6 months from 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, in Bates Township, being shown as Lot No. 12 on a plat of property of Homer Styles made by T.T. Dill, Surveyor, February 3, 1958, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Gaston Drive, at joint front corner of Lots Nos. 11 and 12, and running thence with the line of said lots, S. 65-35 W., 221.3 feet to an iron pin; thence N. 12-15 W., 173 feet to an iron pin on the south side of Hillside Drive; thence with Hillside Drive, N. 86 E., 180.4 feet to intersection of Hillside Drive with Gaston Drive; thence with curve of said intersection, a radius of 25 feet to an iron pin on Gaston Drive; thence with Gaston Drive, S. 24-25 E., 82.6 feet to the point of beginning.

THIS being the identical premises heretofore conveyed to the mortgagors by Deed of T.E. Hart dated February 13, 1949, and recorded in the R.M.C. Office for Greenville County in Deed Book 617 at Page 84 on February 16, 1959.

The mailing address of the mortgagee herein is: P.O. Box 544
Travelers Rest, S.C. 29690

STATE OF SOUTH CAROLINA
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RECORDED
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STAMP TAX \$10.30

GREENVILLE OFFICE SUPPLY CO. INC.

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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