

MORTGAGE OF REAL ESTATE - BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1978 NOV 100

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert R. Hindman, Jr. and Doris O. Hindman

(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 Seven Thousand Three Hundred Eighty-Three and No/100-----
-----Dollars (\$ 7,383.00) due and payable

as provided for in note executed of even date herewith.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

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, being shown and designated on a plat entitled "Property of Robert R. Hindman, Jr. and Doris O. Hindman", prepared by Terry T. Dill, Reg. C.E. & L.S., dated October 20, 1976 and recorded in the RMC Office for Greenville County in Plat Book 6-S at Page 36 and having, according to said plat, the following metes and bounds, to-wit:

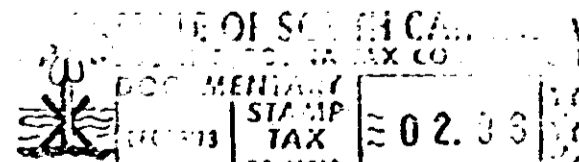
BEGINNING at a point in Hindman Road at the joint front corner of the within tract and property of Mrs. Robert A. Hindman, Sr. and running thence S.76-10 W. 410.7 feet to an iron pin; thence continuing with the Hindman line, S.45-24 W. 340.0 feet to an iron pin, joint corner of the within tract, Mrs. Robert R. Hindman, Sr., and Roy and Glenda Hendrix; thence turning and running along Hendrix line, N.10-45 W. 165 feet to an iron pin located at a power pole; thence continuing with Hendrix line, N.54-30 W. 138.4 feet to a point, joint corner with Hendrix line; thence turning and running N.08-00 W. 95.6 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in O'Neal Township, County of Greenville, State of South Carolina and being shown and designated on a plat entitled "Property of Roy and Glendale Hendrix", prepared by Terry T. Dill, Reg. C. E. & L.S. #104, dated November 3, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin near a creek which is the joint corner of lands owned by Mrs. Hardy Turner and Hodgens' property and thence with Mrs. Turner's property line, N.04-30 E. 665.5 feet to an iron pin; thence continuing with said Turner property line, N.09-00 W. 162 feet to an iron pin located south of Little Texas Road, formerly Hindman Road; thence S.54-30 E. 139 feet to an iron pin at a power pole; thence with property now or formerly of R. R. Hindman and Etta J. Hindman, S.10-45 E. 700 feet to an iron pin, joint property of Hodgens and Hindman; thence with the common line of Hodgens' property, S.77-23 W. 281 feet to an iron pin, which is the beginning corner.

THESE are the same pieces of property conveyed to the Mortgagors by deeds from Etta J. Hindman and Harold Hindman, from Roy Hendrix and Glendale Hendrix, recorded in the RMC Office for Greenville County in Deed Book 1085 at Page 77 on August 10, 1978 and Deed Book 1073 at Page 886 on December 13, 1978, respectively.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.



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.

0160

4328 RV-2