MORTGAGE OF REAL ESTATE BRISSEY, LATHAN, PAYSSOUX, SMITH & BARBARE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 1455 PAGE 6

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS Robert H. Wynne, Jr.

(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 Thirteen Thousand and No/100----------
----------Dollars $13,000.00 due and payable

as provided for in Promissory Note executed of even date herewith.

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 other purposes pursuant to the covenants of this mortgage;

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 the Mortgagor's account for taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants of this mortgage, and also in consideration of the further sum of Three Dollars 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 to be placed thereon, lying and being in the State of South Carolina, County of Greenville, on the western side of Alice Street, near the City of Greenville, and being shown as Lot No. 10 of Block C on a plat of Woodville Heights recorded in the RMC Office for Greenville County in Plat Book L at Pages 14 and 15 and being described as follows:

BEGINNING at an iron pin on the western side of Alice Street, 120 N. from Oak Street at the corner of Lot 9 and running thence with the western side of said Street, N.02-15 E. 60 feet to an iron pin at the corner of Lot No. 11; thence with the line of said Lot, N.87-45 W. 146.6 feet to an iron pin; thence S.02-15 W. 60 feet to an iron pin at the corner of Lot 9; thence with the line of said Lots, S.87-45 E. 146.6 feet to the beginning corner.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Wade H. Ridgeway recorded in the RMC Office for Greenville County in Deed Book 1088 at Page 690 on September 27, 1978.

THE mailing address of the Mortgagee herein is P. O. Box 1329, Greenville, South Carolina 29602.

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Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining, and all the rents, issues and profits thereof; and all heating, plumbing, lighting, air conditioning, gas and water fixtures, and all other fixtures now or hereafter attached to, connected with or used in the operation of said premises, whether the same be attached or not, and all other fixtures, machinery, appliances, goods, chattels and other personal property now or hereafter placed thereon, be considered a part of the real estate.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its 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 lawful authority 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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