

FILED
GREENVILLE CO. S. C.

1-20-79 218

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

JAN 23 1 48 PM '79
JENNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Harold J. Southard and Ethel E. Southard

hereinafter referred to as Mortgagee) is well and truly indebted unto

The Bank of Greer

hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of

Twenty Thousand and no/100----- Dollars (\$ 20,000.00) due and payable in 96 consecutive monthly installments of \$314.17 each for principal and interest beginning on the 1st day of March 1979 and on the 1st day of each month thereafter until paid in full except that if not paid sooner, the final installment of principal and interest shall be due and payable on the 1st day of February, 1987.

with interest thereon from date at the rate of 11.0 per centum per annum, to be paid as stated above

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes

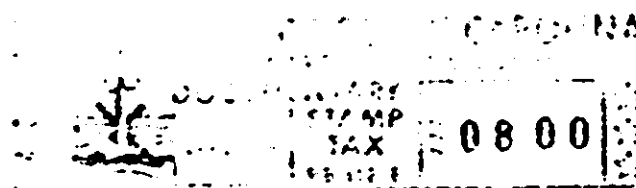
NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the abovesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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, as hereafter described therein, situate, being and being in the State of South Carolina, County of Greenville on the Southern side of Longmeadow Road, being known and designated as Lot No. 2, as shown on a plat of Brook Glenn Gardens, made by Piedmont Architects & Engineers, October 28, 1965, as recorded in the R. M. C. Office for Greenville County, in Plat Book JJJ, at Page 85, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Longmeadow Road, at the joint front corner of Lots 2 and 3, and running thence along the joint line of said Lots S. 41-35 E. 150 feet to an iron pin; thence running S. 45014 W. 120.1 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the common line of said Lots N. 33-39 W. 147.6 feet to an iron pin on the Southern side of Longmeadow Road; thence with the line of said Longmeadow Road N. 42-24 E. 100 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

DERIVATION: See deed of Jack E. Shaw Builders, Inc. to Harold J. Southard and Ethel E. Southard recorded May 25, 1972 in the R. M. C. Office for Greenville County in deed book 944 at page 429.



Together with all and singular the rights and appurtenances to the same in any way incident or appertaining, and all of the rents, issues, and profits which may lawfully be had thereon, 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, assigns, and assigns forever.

The Mortgagee warrants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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