

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE COUNTY, S.C.  
FILED  
OCT 11 1 49 PM '79  
JAMES H. C. PRESSLEY  
R.M.C.

BOOK 1480 PAGE 945  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas J. Wilson, Jr., O.D., and Doris B. Wilson

(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 Thirty-Two Thousand and No/100

Dollars (\$ 32,000.00 ) due and payable

at the rate of \$1,000.00 per month beginning October 1, 1979 with interest from date at the rate of 12% payable quarterly beginning December 17, 1979, with balance due and payable in full one (1) year from date.

~~with interest thereon to conform~~ ~~to the rate of~~ ~~the contract or to be paid~~

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, the Mortgagee's heirs, 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 Fairview Township, on the east side of Reedy River, containing 196 acres, more or less, according to a survey of the farm of May H. Goddard and Blanche H. McPherson made by John A. McPherson & Associates and having the following metes and bounds, to-wit:

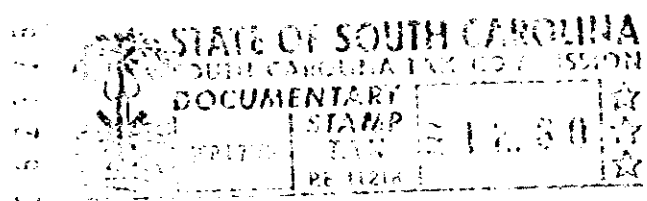
BEGINNING at a point in the center of the old County Road and running thence with the center of the said old County Road as follows: N.07-00 E. 2.15 chains, N.05-15 E. 6.28 chains, N.08-15 E. 6.66 chains, N.04-30 E. 8.42 chains, N.02-45 E. 8.58 chains and N.04-30 E. 4.50 chains to a point; thence leaving said old location of said County Road and running thence N.67-00 W. 35.58 chains to a point in Reedy River; thence with the center of the River as the line in a southerly direction to a point; thence S.83-00 E. 40.5 chains to the point of beginning. This property being shown on the Greenville County Block Book Map as 575.1-1-15 and 575.1-1-15.1.

LESS HOWEVER, the following parcels of land previously deeded: (1) Deed for 5 acres to Jack C. Durham and Geraldine G. Durham recorded in the RMC Office for Greenville County in Deed Book 1057 at Page 337 on May 26, 1977; (2) Deed for 3 acres to James L. Pressley and Nancy D. Pressley recorded in the RMC Office for Greenville County in Deed Book 1057 at Page 483 on May 30, 1977; (3) Deed for 4.34 acres to Leonard T. Davis and Karen L. Davis recorded in the RMC Office for Greenville County in Deed Book 1085 at Page 980 on August 22, 1978; and (4) Deed for 5.41 acres to Thomas Edward Davis recorded in the RMC Office for Greenville County in Deed Book 1104 at Page 890 on June 15, 1979.

THIS mortgage constitutes a valid first mortgage lien over 55 acres and a second mortgage lien over 123 acres.

THIS is the major portion of that same property conveyed to the Mortgagors herein by deed from Evelyn Goddard, Barbara Goddard Hughes (a/k/a Bobbie Ann Hughes) and Gaynelle Goddard, dated August 19, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1041 at Page 496, recorded on August 19, 1976.

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



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 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.

575.1-1-15

4328 RV-2