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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WALTERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOYLE R. PEACE

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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-Seven Thousand Seven Hundred and No/100---Dollars (\$37,700.00) due and payable

with interest thereon from from date at the rate of 13% per centum per annum, to be paid:

due and payable according to the terms of promissory note executed of even 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, State of South Carolina, being known and designated as Lot No. 13 on plat entitled "Final Plan Ogden Acres", prepared by Carolina Engineering and Surveying Co., dated September 25, 1964, and recorded in the RMC Office for Greenville County, S.C., in Plat Book BBB, at Page 27, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Ogden Drive at the joint front corners of Lots Nos. 12 and 13, and running thence with the line of Lot No. 12, S. 33-40 E. 129.0 feet to an iron pin; thence S. 56-10 W. 120 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14; thence with the line of Lot No. 14, N. 33-40 W. 129.0 feet to an iron pin on the southeastern side of Ogden Drive; thence with the southeastern side of Ogden Drive, N. 56-10 E. 120 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of F.C.N. Enterprises, Inc. dated May 23, 1972, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 944, at Page 621, on May 29, 1972.

ALSO: ALL those pieces, parcels or lots of land situate, lying and being on the northern side of East Washington Street, in the County of Greenville, State of South Carolina, being shown as Lots Nos. 92 and 93, Block E, on plat entitled "East Park, a Part of Boyce's Addition" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book A, at Page 383.

This is the same property conveyed to the Mortgagor herein by deed of Sylvia P. Cheros dated January 10, 1974, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 992, at Page 585, on January 22, 1974.

ALSO: ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the Northern side of East Washington Street, being shown as Lots Nos. 90 and 91, Block E, on Plat entitled "East Park, a Part of Boyce's Addition", recorded in the RMC Office for Greenville County, S. C. in Plat Book A, Page 383, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagor herein by deed of Maple Properties, a Partnership, dated September 7, 1976, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1043, at Page 9.

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.

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