

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.
NOV 2 1 12 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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WHEREAS, I, Roger F. Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY
Piedmont, S. C.

(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

Seventeen thousand two hundred seventy and 92/100----- Dollars (\$ 17,270.92) due and payable
one hundred eighty (180) days from date of note (due 4/23/80)

with interest thereon from date at the rate of 14.19 per centum per annum to be paid. 4/23/80

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, on western side of P & N Railway and on both sides of S. C. Highway 20 and fronting approximately 600 feet on said railway and both sides of said highway and being remainder of tract conveyed to Sunie Garrison Gambrell by deed of J. E. Garrison dated September 14, 1927, recorded in RMC Office for Greenville County in Deed Book 136, page 426, less however, parcels previously conveyed away by the said Sunie Garrison Gambrell and being shown on Greenville Tax Block Book records as Lot 20, Block 1 of Sheet 616.10, less a tract of 4.2 acres more or less, hereinafter described, and containing 7.8 acres more or less.

ALSO: ALL that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, on western side of P & N Railway and on both sides of S. C. Highway 20 containing 4.2 acres more or less and being portion of property conveyed to Sunie Garrison Gambrell by deed of J. E. Garrison dated September 14, 1927, and recorded in RMC Office for Greenville County in Deed Book 136, page 426, and having following approximate metes and bounds, to wit:

BEGINNING at point in center line of said P & N Railway, joint corner of property now formerly of Rura G. Edmonds, thence S. 89-50 W. 335.5 feet to point; thence S. 0-10 E. 100 feet to point; thence S. 89-50 W. 560 feet to point; thence N. 9-03 E. 75 feet to point; thence N. 41-29 E. 53.9 feet to point; thence N. 41-29 E. 90 feet to point; thence N. 23-53 E. 82.2 feet to point; thence N. 89-50 E. 770 feet more or less to point at center of said P & N Railway; thence along said railway S. 7-30 W. 160 feet to point of beginning. Above 2 tracts conveyed to Mortgagor by Frank P. McGowan, Master

ALSO: ALL that certain tract of land in Grove Township, Greenville County, South Carolina, containing One and Thirty-Six One hundredth of an acre as shown by plat of Charles N. Dunn and Dean C. Edens, Registered Land Surveyors, License No. 1578. This lot is a South West corner of the identical land conveyed to Edgar Boyce, Sr. by deed of Clarence George and Nannie M. George, also known as Weonna George, said deed of record in RMC Office for Greenville County and being recorded in Book 661, page 462, courses and distances listed below:

BEGINNING at center of Pelzer-Piedmont County Road, near Rehobeth Baptist Church, thence N. 79-15 W., joint corner of Earle W. Allison and Edgar Boyce, Sr., along Allison line 358.5 feet to iron pin, joint corner of Allison and Edgar Boyce, Sr.; thence S. 16-15 W. along line of Edgar Boyce, Sr. 163 feet to iron pin; thence along line of Rodger F. Garrett S. 76-54 E. 340 feet to iron pin, center of Pelzer-Piedmont Road; thence along said road, being center of road, N. 21-37 E. 178.6 feet to point of beginning. Being same property conveyed to Mortgagor by Edgar Boyce, Sr. in Deed Book 885, page 151, February 26, 1970.

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.

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