

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
JAN 17 12 14 PM '80

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, James D. Parker and Catherine M. Parker

(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 Two Thousand Eight Hundred Forty One and 12/100-----

Dollars (\$ 2,841.12) due and payable

in accordance with terms of note of even date herewith

including date hereof 14.34 APR
interest thereon from at the rate of per centum per annum, to be paid Monthly

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 as shown on a plat of Property of James D. Parker and Catherine M. Parker prepared by Freeland and Associates, dated December 26, 1979 located on the eastern side of Parker Statton Road containing one acre and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin in the center of Parker Statton Road at the north western corner of said property and property designated Parker and running thence N. 62-02 E. 513.5 feet to an iron pin; thence running S. 9-15 E. 62.9 feet to an iron pin; thence running N. 80-42 E. 209.2 feet to an iron pin; thence running S. 68-20 W. 706.6 feet to an iron pin in the center of Parker Stratton Road; thence along the center line of Parker Stratton Road N. 15-38 W. 50.2 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Catherine P. Parker recorded in the R.M.C. Office for Greenville County in Deed Book 1119, page 163 on December 17, 1979.

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COUNTY OF GREENVILLE
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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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