

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANDED FILED
FEB 12 1 56 PM '80
DONNIE TANKERSLEY
R.M.C.

200. 1495 401

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN DAVID BULL AND KERRY S. BULL

(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 Four Thousand and No/100-----

Dollars (\$ 4,000.00) due and payable

one year from date

with interest thereon from date at the rate of 15.25% per centum per annum, to be paid: semi-annually

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 and being on the southwestern side of Richfield Terrace, being shown and designated as Lot No. 2 on a plat of Richfield Terrace, prepared by Dalton & Neves, Engineers, dated May 18, 1978, recorded in the R.M.C. Office for Greenville County in Plat Book 6 H, Page 58 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Richfield Terrace at the joint front corner of Lots 1 and 2 and running thence along the common line of said lots S. 44-51 W., 180 feet to an iron pin at the joint rear corner of said lots; thence along the rear of Lot 2 N. 59-18 W., 105.2 feet to an iron pin at the joint corner of Lot 2 and the Edwin Burdette property and running thence along the common line of said lots N. 44-51 E., 180 feet to an iron pin on the southwestern side of Richfield Terrace; thence along Richfield Terrace S. 59-18 E., 105.2 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of William H. Greer and Barbara P. Greer recorded in the R.M.C. Office for Greenville County on February , 1980, in Deed Book 1120, Page 416.

STATE OF SOUTH CAROLINA
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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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