

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
S.C.
APR 1980
HARLESLEY

800 1504 PAGE 651

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

WHEREAS, LOY M. NOTE

(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

Twelve Thousand Six Hundred Twenty-Eight and 80/100ths Dollars (\$ 12,628.80) due and payable

with interest thereon from June 2, 1980 at the rate of 15.99 % per centum per annum, to be paid:

in accordance with terms of said note

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, near Grove Station, South Carolina on the Northern side of Piedmont Golf Course Road being known as lot 20 on property of B. W. Burdell property as shown on plat recorded in plat book M page 139 and having the following metes and bounds to-wit:

BEGINNING at an iron pin in the center of Piedmont Golf Course Road, joint from corner lots 19 and 20 and running thence with the joint line of said lots N 6 09 E 109.8 feet to a point thence with rear of lot 20 S 89-19 E 82.85 and continuing S 89-57 E. 60.45 to an iron pin joint rear corner lots 20 and 21; thence with the joint line of said lots S 7 E 154 feet more or less to the center of said Piedmont Golf Course Road; thence with the center of said Road S 87-05 E. 150 feet more or less to the beginning corner.

This being the same property conveyed to Loy M. Note by deed of Douglas M. Fowler and Jewel M. Fowler recorded on even date herewith.

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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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