

MORTGAGE OF REAL ESTATE--Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C. 1509 242

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

12 PH '80
JOHN W. WILKINS
WILKINS & WILKINS

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

WHEREAS, WE, JOSEPH D. SWANN and BARBARA A. SWANN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE GAINESVILLE NATIONAL BANK

(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 FIVE THOUSAND ----- Dollars (\$ 35,000.00 due and payable
ninety (90) days from date

with interest thereon from date at the rate of 12½% per centum per annum, to be paid: at maturity

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, the Mortgagee's heirs, 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, being known and designated as Lot No. 1 as shown on plat entitled "Section Four, Elizabeth L. Marchant" prepared by Dalton & Neves Co. dated February 1979, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of unnamed street at a point where sections three and four join, and running thence N. 39-19 W. 124.9 ft. to an iron pin; thence N. 29-53 W. 120.2 ft. to an iron pin; thence turning S. 56-33 W. 11.9 ft. to an iron pin; thence S. 81-08 W. 148.5 feet to an iron pin joint rear corner of lots 1 & 2; thence with the joint line of said lots S. 33-11 E. 254.1 feet to an iron pin on the northwest side of unnamed street; thence with the northwest side of said street N. 73-10 E. 56.7 feet to an iron pin; thence continuing N. 76-18 E. 104.9 feet to the point of beginning.

This is the same property conveyed to mortgagors by Pleasantburg Upholstering Company, Inc. by deed dated July 8, 1980 to be recorded.

Mortgagee's address:
340 Green Street, N.E.
Gainesville, GA 30501
or
PO Drawer 978
Gainesville, GA 30501

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.

RECORDED

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