

MORTGAGE OF REAL ESTATE -

BOOK 1510 PAGE 707

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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S. C. MORTGAGE OF REAL ESTATE

REC'D
11-16 AM '80
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ronald U. Morris and Rebecca B. Morris

(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 Five Thousand Six Hundred Forty-Seven and 20/100 ----- Dollars (\$5,647.20) due and payable in 48 monthly installments of One Hundred Seventeen and 65/100 (\$117.65) due and payable the 15th of each month, commencing September 15, 1980.

with interest thereon from said date at the rate of 14.99% 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

ALL that certain lot of land in Greenville County, South Carolina on the East side of a new county road known as Rison Road and being more particularly described as Lot No. 11 according to Plat made by W. J. Riddle, Surveyor, December, 1948. Beginning at the joint corners of Lots Nos. 11 and 12, and running S. 58-0 W., 328.5 feet to the rear corner of said lots; thence S. 44-30 W., 102.5 feet to the joint rear corners of Lots Nos. 10 and 11; thence N. 58-0 E., 305.6 feet to said Rison Road; thence along the said road N. 32-17 E., 100 feet to the beginning corner.

THIS conveyance is made subject to any and all existing reservations, easements, right of way zoning ordinances, and restrictions or protective covenants that may appear on record, on the recorded plats, or on the premises.

THE grantors inherited complete title to this property from the Estate of Roy W. Fore, as shown in Probate Court in Apartment 1528, File 22. for Greenville County

Mortgagee
Southern Bank & Trust Company
306 East North Street
Greenville, SC 29601

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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 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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