LAW OFFICES OF LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

BOOK 1524 PAGE 690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
NOV 17 2 43 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Perry T. Hood, Jr.

(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 Twenty thousand four hundred seventy six and 80/100------ ----------Dollars ($ 20,476.80) due and payable

according to the terms thereof, said note being incorporated herein by reference

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, in Bates Township, containing 6.5 acres, more or less, as shown on a plat of property of J. A. Walker prepared by Terry T. Dill, Surveyor, on September 10, 1956, said plat being recorded in the RMC Office for Greenville County in Plat Book FF at page 471, and having according to said plat the following courses and distances, to-wit:

Beginning at an iron pin in the center of the McCauley Mill Road, said pin being about 25 feet south of the McCauley Bridge crossing Beaver Dam Creek, and running thence N. 20-15 E. 300 feet crossing said creek to an iron pin on the north bank of said creek; thence N. 61-53 E. 204.5 feet to an iron pin; thence S. 48-46 E. 182.8 feet to a persimmon on the north bank of said creek; thence N. 6-18 W. 2-0 feet to an iron pin; thence N. 21-36 W. 250 feet to an iron pin; thence N. 5-36 W. 154.2 feet to an iron pin; thence S. 62-30 W. 491.6 feet to an iron pin by a hickory; thence S. 62-00 W. 205 feet more or less to the center of said road; thence along the center of McCauley Mill Road in a southeastern direction (generally S. 29-44 E.) 625 feet more or less crossing said Bridge and Creek to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Perry T. Hood recorded in the RMC Office for Greenville County in Deed Book 707 at page 310 on September 25, 1962.

This is a second mortgage, junior in lien to that certain mortgage given by Perry T. Hood, Jr. to Blue Ridge Production Credit Association recorded in the RMC Office for Greenville County in Mortgage Book 1457 at page 236 on February 9, 1979.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

DOCUMENTARY STAMPS 9.20

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 is 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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