

MORTGAGE OF REAL ESTATE

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1007-1033

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

1980

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS,

HENRY B. LITTLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY
FOUNTAIN INN, SC

(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

TEN THOUSAND AND NO/00 ----- Dollars (\$ 10,000.00) due and payable

360 days from date of this mortgage.

with interest thereon from 12-18-80 at the rate of 16.00 per centum per annum, to be paid.

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 Mortgagee in hand well and truly paid by the Mortgagor 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, containing 5 acres, more or less, and being a portion of the property of H. Miller Moore on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat book SS, Page 185-A, and having the following metes and bounds, to-wit:

BEGINNING at a point in Moore Road, said point being located S. 42-42 W., 40.2 feet from an iron pin at or near the easterly edge of Moore Road, and running thence with property now or formerly of H. Miller Moore, N. 42-42 E., 1301.9 feet to a point in branch; thence with said branch, the traverse line of which is N. 36-24 W. 145.1 feet to a point; running thence S. 45-09 W. 1257.8 feet to an iron pin on the easterly side of Moore Road, passing over iron pin 22.8 feet back on line; thence S. 27-00 E., along Moore Road, 209 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Brenda W. Hall, recorded in deed book 1039 at page 928 on July 21, 1976, in the RMC Office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appurtenant, 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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