

MORTGAGE OF REAL ESTATE

REC-1544-473

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, James Gilbert Sloan

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 Mortgage's promissory note of even date herewith the terms of which are incorporated herein by reference in the sum of Eight Thousand Nine Hundred Eighteen and 64/100-----
Dollars \$ 8,918.64 due and payable

in equal installments of principal and interest of Two Hundred Forty-seven and 74/100 (\$247.74) to commence on July 15, 1981, and continuing until fully paid, but not longer than June 15, 1984.

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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, has granted, 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 improvements thereon hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that piece, parcel or lot of land with improvements thereon situate, lying and being in Bates Township, Greenville County, State of South Carolina, being known and designated as a part of the land conveyed to Bessie Swany by Deed from Thomas T. Goldsmith, adjoining lands of Edd Means, Seany and Louise Redden and having the following metes and bounds:

BEGINNING at an iron pin on the G & N Railroad and running thence N. 75 E. 554 chains to poplar on branch; running thence N. 58 E. 1.67 chains; running thence N. 45-3/4 W. 15.18 chains to iron pin on G & N Railroad; running thence with said Railroad, S. 16 E. 13.28 chains to an iron pin, the beginning corner and containing 4-1/2 acres, more or less.

ALSO:

All that other tract of land in Bates Township, County and State aforesaid described as follows: BEGINNING on a small poplar near the spring; thence N. 58-00 E. 110 feet to stake; thence S. 45-30 E. 146 feet to a stake; thence S. 47-30 W. 262 feet to a stake; thence N. 2-15 E. 120 feet to a stake; thence N. 27-45 W. 108 feet to a stake on the McGill line; N. 75 E. 46 feet, to the small poplar, the point of beginning and containing .07 acres, more or less. Subject to the road running through said property.

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

THIS being the same property conveyed to the mortgagor herein by deed of Beatrice T. Sloan dated September 13, 1976, and recorded in the RMC Office for Greenville County at Deed Book 1044, page 285.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
JUN 1981 TAX \$ 03.00
RR 11218

Together with all and singular rights, members, tenements, 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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