

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: EC
S.C.
10 42 AM '81
ANNERSLEY
R.M.C.

LAW OFFICES OF THOMAS C. BRISSEY, P.A. 1553 151

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagee's Address: 1301 Pendleton Street
Greenville, S.C.

WHEREAS, Ruenell T. Strange

(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 Nine Thousand Nine Hundred Sixteen and 80/100

Dollars (\$ 9,916.80) due and payable

as set out in promissory note of even date

~~with interest thereon from the date of recording of this mortgage to the date of payment in full.~~

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

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 6, Bramlett Park, lands of Jessie W. Childers as per plat thereof made by Piedmont Engineering Service August, 1948, and having according to said plat, the following metes and bounds, to-wit:

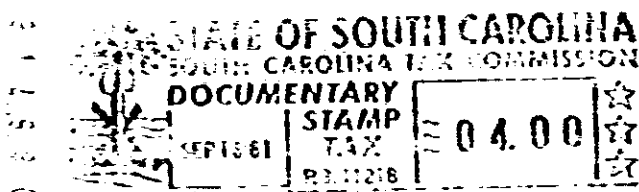
BEGINNING at an iron pin on the Northeasterly side of Pendleton Road, joint front corner Lots 5 and 6 and running thence N. 28-30 E. 180 feet to an iron pin, joint rear corner Lots 5 and 6; thence N. 58-30 W. 85 feet to an iron pin, common corner Lots 6 and 17 in the line of the W. U. Roper Estate property; thence along the said line S. 28-30 W. 180 feet to an iron pin on the Northeasterly side of Pendleton Road; thence along the Northeasterly side of Pendleton Road S. 58-30 E. 85 feet to an iron pin, the point of beginning.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina on the North side of the Saluda Dam, or Old Pendleton Road containing 1.65 acres more or less, and having the following metes and bounds:

BEGINNING at an iron pin on the Northeast side of the Saluda Dam Road 12 ft. Southwest from an iron pin offset in the banks of said road, which point is approximately 306 feet Northwest of the Southwest corner of the property of the W. U. Roper Estate, and running along the line of the property of the estate of W. U. Roper N. 28-30 E. 360 feet to an iron pin; thence continuing along property of the estate of W. U. Roper N. 58-30 W. 200 feet to an iron pin; thence continuing along line of properties of W. U. Roper, S. 28-30 W. 360 feet to an iron pin in the Saluda Dam Road 12 ft. from an iron pin offset in the banks of said road; thence along the Saluda Dam Road S. 58-30 E. 200 feet to a point in the Saluda Dam Road, and the beginning corner.

This being the same property conveyed to Mortgagor by deed of Frances Roper Olson, John W. Roper, Anne Roper Dellinger and Charles Roper recorded in the RMC Office for Greenville County in Deed Book 1151 at page 299 on July 7, 1981.

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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 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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