

MORTGAGE OF REAL ESTATE - Net proceeds of this loan is \$3,500.00
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 23 12 57 PM '81

MORTGAGE OF REAL ESTATE

BOOK 1556 PAGE 515

DO NOT SIGN TANKERSLEY
R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Louise A. Payne

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, S.C.

(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

Six thousand four hundred eighty - four and 80/100 ----- Dollars (\$6,484.80) due and payable in sixty (60) monthly payments of \$108.08 each , the first one due on November 15, 1981 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full .

with interest thereon from date at the rate of 17.99 per centum per annum, to be paid: in advance

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

ALL that certain piece, parcel or lot of land in Grove Township , Greenville County , state of South Carolina, shown on plat thereof prepared by J. Coke Smith and Son , March 28, 1953 , and having the following metes and bounds to wit:

BEGINNING at a point in the center of County Road , corner of Atkins property , and running thence with the center of said Road S. 26-45 W. 137.6 feet to a point in the center of said road ; thence S. 85-30 W. over an iron pin on the west side of said Road 1138.5 feet to an iron pin ; thence N. 46-45 E. 100 feet to an iron pin corner of property of Ruby Larence ; thence with the line of said property N. 79-00 E. 754 feet to an iron pin corner of Atkins property ; thence with the line of said property S. 26-45 W. 100 feet to an iron pin ; thence continuing with the line of said property N. 79 E. 441 feet over an iron pin on the west side of said County Road to the point of beginning .

This is the same property conveyed to Jerry L. Payne by deed of Frances P. Harrison & Ruby P. Larence dated April 2, 1953 , recorded in Book 475 , Page 515 in the Office of RMC for Greenville County , on April 3, 1953



The said Jerry L. Payne died testate in Greenville County on December 4, 1961, leaving all his property to his wife, Louise Adkins Payne (Mortgagor herein) as shown by the records of the Probate Court in APT. 1407, FILE19.

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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