

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
S.C.
57 PM '81
W. S. SLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. RANDY PATRICK and SHARON S. PATRICK

(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

SIX THOUSAND FIVE HUNDRED Dollars (\$ 6,500.00) due and payable
in eighty-four (84) equal, consecutive monthly installments of \$136.62,
commencing December 15, 1981, and continuing thereafter until paid in full,

with interest thereon from date at the rate of 18% per centum per annum, to be paid: monthly
as stated in Note of even date

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 tract of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Tract 5 on a Plat of Property of T. Walter Brashier, recorded in the RMC Office for Greenville County in Plat Book 7-A, at Page 46, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northeast side of S.C. Hwy. 414 of said road at the joint front corner of Tract 5 and property of Blair, and running thence with the line of said property, S 57-50 W, 47.7 feet to an old iron pin in the line of Tract 5 and Blair property; thence along the line of said property, N 48-50 W, 621 feet to an old stone, joint corner of Tract 5, property of Blair and property of Youngblood; thence along the line of Tract 5 and Youngblood property, S 76-24 W, 54.4 feet to an iron pin at the joint rear corner of Tracts 5 and 4 and in the line of property of Youngblood; thence along the line of Tracts 4 and 5, S 31-46 E, 775.2 feet to an iron pin in the center of S. C. Hwy. 414, joint front corner of Tracts 4 and 5; thence along the center of said Hwy., N 50-33 E, 200 feet to an iron pin; thence continuing with the center of said Hwy., N 11-22 E, 100 feet to an iron pin in the center of said Hwy.; thence continuing with the center of said Hwy., N 09-28 W, 66.8 feet to an iron pin in the center of S. C. Hwy. 414, the point of beginning.

This is the same property conveyed by Doyle E. Bramblett to Mortgagor herein by deed dated November 21, 1981, to be recorded simultaneously herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STATE

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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 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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