

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AMOUNT FINANCED - \$5,000.00

DEC 1 3 19 PM '82
R.M.C. ABERCROMBIE

BOOK 1587 PAGE 661

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ralph C. Abercrombie, Jr. and Marilyn M. Abercrombie

(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 Eight Thousand Eight Hundred Seventy-Nine and 64/100-----

Dollars (\$ 8,879.64) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~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, on the west side of Pack's Mountain Road, near Camp Creek Baptist Church, Highland Township, and being shown and described as containing 5.26 acres, more or less, according to survey of property of R. W. Anderson Estate prepared by Terry T. Dill, R.S., dated October 18, 1965, and having the following metes and bounds, to-wit:~~

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, on the west side of Pack's Mountain Road, near Camp Creek Baptist Church, Highland Township, and being shown and described as containing 5.26 acres, more or less, according to survey of property of R. W. Anderson Estate prepared by Terry T. Dill, R.S., dated October 18, 1965, and having the following metes and bounds, to-wit:

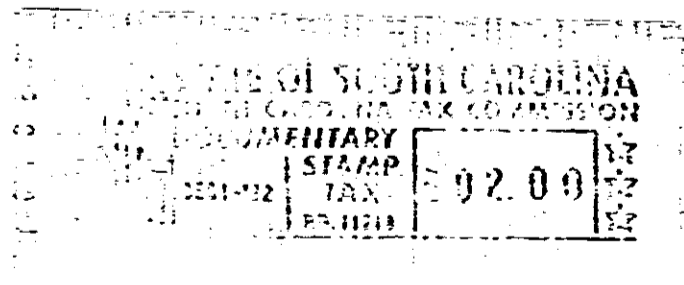
BEGINNING at a nail and stopper in center of Pack's Mountain Road (iron pin back on west bank of road), corner with Camp Creek Baptist Church property, and runs thence along the center of said road as follows: S.24-15 E. 126.7 feet to a nail and stopper; thence S.19-05 E. 725 feet to a nail and stopper in said road (iron pin back on west bank of road); thence N.73-00 W. 208 feet to an iron pin; thence S.04-00 W. 463 feet to an iron pin; thence N.12-00 W. 1,281 feet to an iron pin, corner of Camp Creek Baptist Church property; thence 215 feet, more or less, to the beginning corner.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Ray Farmer and Mattie Lee S. Farmer recorded in the RMC Office for Greenville County in Deed Book 862 at Page 391 on February 20, 1969.

THIS is a second mortgage subject to that certain first mortgage to Greer Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1548 at Page 574 on July 31, 1981 in the original amount of \$38,000.00.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.

5210
--- 1 DE 1 82 225



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.

4. COCT
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.

10691

4328 W-2