

MORTGAGE OF REAL ESTATE
S.C.

NET AMT. ADVANCED \$15,000.00

BOOK 1538 PAGE 115

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 7 8 43 AM '82

MORTGAGE OF REAL ESTATE

DONN L. DANFERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, RICHARD A. LARK & DIANE M. LARK,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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

SIXTEEN THOUSAND, ONE HUNDRED NINETY ONE AND 92/100 Dollars (\$16,191.92) due and payable

in SIXTY (60) MONTHLY payments of \$395.33 per month, beginning on January 15, 1983

with interest thereon from date at the rate of 16.00 APR per centum per annum, to be paid: monthly

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 Greenville, containing five (5.0) acres more or less as shown on a plat of the property by James L. Strickland, RLS, dated May 12, 1979, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point near the center of Hunter Road, approximately 2,182 feet from the intersection of Howard Road, and running thence S. 24-46 W. 623 feet to iron pin; thence S. 69-41 E. 453 feet to iron pin on bank of Maple Creek; thence with course of the creek, N. 16-28 E. 73.5 feet; N. 10-39 E. 77.0 feet; thence N. 9-45 E. 185.4 feet; thence N. 35-51 E. 96.1 feet to a point near the center of said Hunter Road; thence N. 37-37 W. 260.9 feet to a point near center of said road; thence N. 49-19 W. 168.1 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Frank T. Higgs and William G. Higgs on June 9, 1981, recorded in the RMC Office for Greenville County on June 17, 1981, in Deed Book 1150, page 96.

Mortgagee:

P.O. Box 189
Piedmont, SC 29673

DECEMBER 7 1982 602

SOUTH CAROLINA
DOCUMENTARY STAMP
00.00

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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