

MORTGAGE OF REAL ESTATE

FILED

BOOK 1599 PAGE 893

GREENVILLE CO S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 31 2 39 PM '83

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

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Joseph M. Buchanan and Carol E. Buchanan

(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 Ten Thousand Four Hundred Seventy-Three and 44/100-----

-----Dollars (\$ 10,473.44) due and payable as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with interest thereon~~

~~with interest thereon~~

~~with interest thereon~~

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:

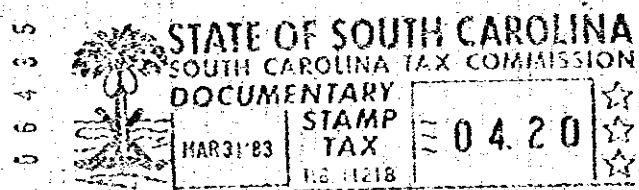
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, near the Town of Marietta, on the northern side of Highway #414, being known and designated as Tract 3, containing 3.34 acres, more or less, as shown on survey entitled "Property of T. Walter Brashier", dated June 15, 1976, prepared by Jones Engineering Service, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. Highway #414, said point being some 400 feet east of a point in the center of the intersection of Slater Road with S. C. Highway 414; thence N.01-26 W. 721 feet to an iron pin; thence N.76-24 E. 100 feet to an iron pin; thence S.16-55 E. 756.2 feet to a point in the center of S. C. Highway 414; thence with the center of S. C. Highway 414, S.85-51 W. 100 feet to a point; thence S.86-07 W. 200 feet to a point, the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from T. Walter Brashier recorded in the RMC Office for Greenville County in Deed Book 1042 at Page 509 on September 7, 1976.

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



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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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