

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
GREENVILLE S.C.

MORTGAGE OF REAL ESTATE

JUN 16 1 25 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. RUSLEY
R.M.C.

WHEREAS, Harold R. 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 Nine Thousand Seven Hundred Fifty and no/100-----
-----Dollars (\$9,750.00) due and payable

according to the terms of a note executed this date and incorporated herein by reference, but not later than December 12, 1983.

with interest thereon from 6-15-83 at the rate of 16% per centum per annum, to be paid: in a final

payment
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:

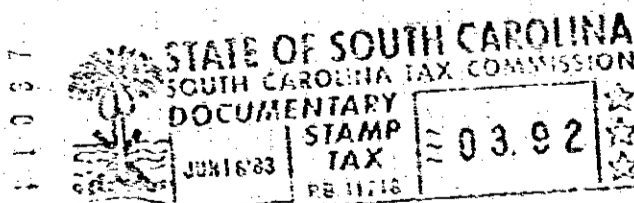
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, O'Neal Township, and being shown on a plat of survey prepared by Terry T. Dill, RLS, recorded in the RMC Office for Greenville County in Plat Book 4-0, Page 78, and having, according to said plat, the following metes and bounds:

BEGINNING at point in center of Keller Road and running along line of other property of Mortgagor N. 72-17 E. 500.8' to corner I. P.; thence still along line of other property of Mortgagor N. 17-27 W. 85' to I. P.; thence N. 72-17 E. 173.0' to I. P.; thence S. 79-23 E. 293.8' to I. P.; thence N. 33-35 E. 141.8' to I. P. at Wagon Broke Road; thence S. 80-30 E. 100' to a stake; thence along line of Luther A. Wooten property S. 44-25 E. 744' to I. P. at Middle Beaverdam Creek; thence along Middle Beaverdam Creek, with said creek as line, with set-back tie line shown on Plat as running S. 23-25 W. 352' to I. P.; thence N. 82-15 W. 253' to a Willow; thence N. 54-0 W. 887.0' (through swamp area) along line of Kenneth Clayton property to I. P.; thence S. 79-06 W. 288.2' to an I. P.; thence along other property of Mortgagor S. 65-50 W. 279.0' to center line of said Keller Road; thence along line of said road N. 13-00 E. 116' to point of beginning.

THIS is a part of that property conveyed to Mortgagor by deed of H. D. Parker on March 24, 1955 and being recorded in the RMC Office for Greenville County, State of South Carolina, in Book 521, page 264.

THIS conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.



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.