

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

BOOK 1629 PAGE 638

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Janet K. Dennings

(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 Twenty-six Thousand Four Hundred Eighty-eight and 34/100-
-----Dollars (\$26,488.34) due and payable

according to the terms of a note executed of even date herewith and incorporated herein by reference

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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:

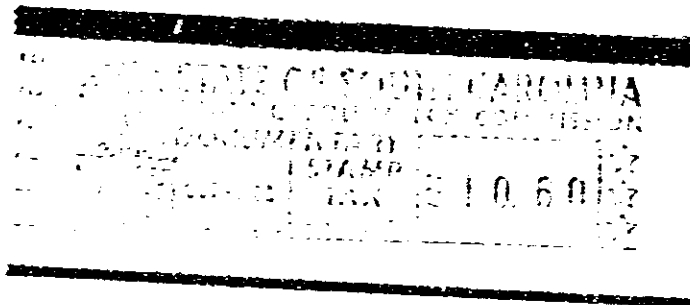
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the south side of Lowell Street near the town of Travelers Rest and being shown and designated as Lot 22 on revised map of tracts 58, 59 and 60, Meadowbrook Farms, prepared by C. O. Riddle, R.L.S., as recorded in Plat Book "VV" at page 51, R.M.C. Office for Greenville County, South Carolina, and having, according to said map, the following metes and bounds, to-wit:

BEGINNING at a pin, joint front corner of Lots 21 and 22 on the south side of Lowell Street, which pin is 120 feet west of iron pin in the southwestern corner of the intersection of Lowell Street with Loraine Drive and thence along the joint line of the said lots S. 12-18 E. 175 feet to an iron pin; thence S. 77-42 W. 130 feet to an iron pin at the joint rear corner of Lots 22 and 23; thence N. 12-18 W. 175 feet to an iron pin on the south side of Lowell Street; thence N. 77-42 E. 130 feet along said Lowell Street to an iron pin at the point of beginning.

THIS above-described property is conveyed subject to existing easements, rights-of-way, reservations and restrictions.

THIS being the same property conveyed to the mortgagor herein by deed of Ralph C. Buchanan, et al., recorded on August 12, 1982, in the RMC Office for Greenville County in Deed Book 1172, Page 77.



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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 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.

