

GRAND MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

W. W. 3 03 1983
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, SUE C. SOWERS and JOHN T. BARNES

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY, P.O. BOX 544, TRAVELERS REST, SOUTH CAROLINA 29690

(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 Eleven Thousand, Four-----No/100-----Dollars (\$ 11,004.00**) due and payable in monthly installments of One Hundred, Seventy-One and 51/100 Dollars beginning on January 8, 1984, for 120 months (10 years);

with interest thereon from date of note at the rate of fourteen(14) 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 Mortgagee 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,

ALL that piece, parcel of tract of land in Bates Township, Greenville County, State of South Carolina, located on the east side of Buncombe Road (U.S. Highway 25), containing 3.5 acres, more or less, and further shown on a Plat prepared by W.R. Williams, Jr. for Virginia June Crabtree Griffin on October 11, 1983 known as Tract 1, as recorded in the R.M.C. Office for Greenville County on the 25th day of October, 1983 in Plat Book 10-A at page 25, with reference being made to the said plat for a complete description as to the metes and bounds, to-wit:

BEGINNING at the southwest corner at an iron nail near a culvert on Buncombe Road (U.S. Highway 25) thence running S. 7-01 E. 370.5 feet to an iron pin; thence running S. 29-52 W. 79.9 feet; thence running S. 7-13 E. 25.9 feet; thence running along McKinney Road, S. 67-12 W. 59.5 feet thence running S. 80-23 W. 90.0 feet; thence N. 80-13 W. 90.05; thence running N. 53-16 W. 163.5 feet to an old spike in rock; thence along Enoree River N. 26-10 E. 129.0 feet; thence N. 2-39 E. 167.5 feet thence N. 59-05 W. 100.7 feet to an iron nail; thence N. 82-00 E. 380.0 feet to the beginning corner.

THIS conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat or as found on the premises.

THIS being the same property that was conveyed to the Mortgagor by Virginia June C. Griffin on November 28, 1983 as recorded in Deed Book 1201 at page 442 in the R.M.C. Office of Greenville County.

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RECORDED IN DEED BOOK 1201 PAGE 442
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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.

HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever

The Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully entitled 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof

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