

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY S.C.
FILED
DEC 22 10 58 AM '83
DUNKLE
R.M.C. WICKSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clarence McNeil and Etanna McNeil

(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

Em THREE THOUSAND SIXTEEN DOLLARS AND TWENTY CENTS Dollars (\$ 3,016.20) due and payable *Em*
em in 36 equal, monthly installments of \$116.20, beginning February 1, 1984, *cm*
and on the 1st day of each month thereafter until paid in full,

with interest thereon from date at the rate of 15.5% 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

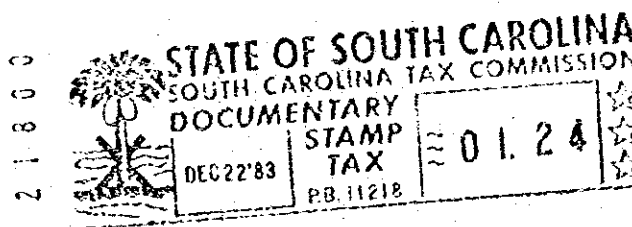
ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the City and County of Greenville, State of South Carolina, being shown and designated as Lot 93 on a Plat entitled "Map of DONWOOD", dated May 1910, prepared by R. E. Dalton, recorded in the RMC Office for Greenville County in Plat Book "A", at Page 462, and having, according to said Plat, the following metes and bounds:

BEGINNING at a wood stake on the northern side of Marion Street at the joint front corner of Lots 93 and 94, and running thence with the line of Lot 94, N 15-20 W, 150 feet to a wood stake at the joint rear corner of Lots 93 and 94 on the line of Lot 106; thence with the line of Lot 106, N 74-26 E, 23.3 feet to a wood stake on the western side of Woodlawn Avenue; thence with said Avenue, S 52-10 E, 46.6 feet to a wood stake at the corner of Lots 93 and 92; thence with the line of Lot 92, S 15-20 E, 113 feet to a wood stake on the northern side of Marion Street; thence with said Street, S 74-26 W, 50 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Pauline Stamey, recorded August 17, 1972, in Deed Book 952, at Page 195.

Southern Bank & Trust Company
P. O. Box 1329
Greenville, SC 29602

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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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