

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
JUN 5 2 11 PM '84
DONNIE S.

VOL 1666 PAGE 657
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William B. Longsley, Jr. and Archibald W. Black

(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 Seven Thousand, Five Hundred and No/100-----

----- Dollars (\$ 7,500.00) due and payable according to the terms of the note of even date herewith for which this mortgage stands as security.

with interest thereon from date at the rate of 13.5% per centum per annum, to be paid: monthly by amortization

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:

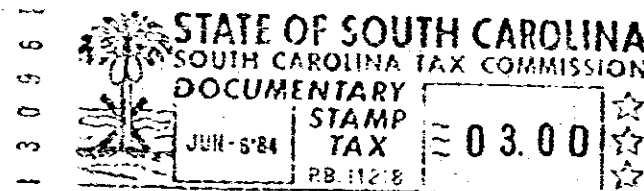
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Greenville Township, in the City of Greenville, on the north side of East North Street, and having the following metes and bounds, to-wit:

BEGINNING at a point east of Brown Street, which point is on the north side of East North Street, and is also the southeast corner of a 5 foot strip of land conveyed to R. E. Houston, Sr. by deed recorded in Greenville County Deed Book 48, Page 344, in the R.M.C. Office for Greenville County, and runs along the east line of said strip in a northerly direction 90 feet to an 8½ foot alley; thence in an easterly direction along the south line of said alley, 20 feet; thence in a straight line in a southerly direction 90 feet to said North Street, at a point 20 feet from the beginning corner; thence along said street in a westerly direction 20 feet to the beginning corner.

This is the same property conveyed to William B. Long, Jr. by deed of R. E. Houston, Jr. and I. H. Houston, as Trustees, dated January 17, 1975, and recorded that same date in Greenville County Deed Book 1013 at Page 276. Thereafter, William B. Long, Jr. conveyed an undivided one-half interest therein to Archibald W. Black by deed dated May 27, 1975, and recorded in Greenville County Deed Book 1018 at Page 928

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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.