MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OF TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

Roger C. Pace

thereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

thereinafter 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 Twelve Thousand Six Hundred and No/100------

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, the Mortgagoe's heirs, 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 certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolna, on the eastern side of Lister Bridge Road and being shown on a plat entitled "Survey for Roger Pace", dated July 10, 1984, prepared by Jeffery Plumblee, containing 16.00 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located at the joint corner of the subject property, property now or formerly owned by T. E. Brown, and property now or formerly owned by Norris and running thence with the common line of subject property and property now or formerly owned by Norris, N.72-00 W. 332.6 feet to an old iron pin; thence turning and running N.55-40 W. 326.3 feet to an old iron pin; thence turning and running N.27-25 W. 196.2 feet to an old iron pin; thence turning and running S.38-15 W. 35.2 feet to a point located in the center of Lister Bridge Road; thence following the center line of Lister Bridge Road, N.12-52 W. 175 feet, N.02-19 W. 90 feet, N.11-59 E. 60 feet, N.17-50 E. 448.6 feet, N.48-21 E. 36.5 feet, N.65-37 E. 155.8 feet, N.75-09 E. 57.9 feet to an old iron pin; thence turning and running along the common line of subject property and property now or formerly owned by Sansone, S.21-32 E. 377 feet to an iron pin; thence turning and running S.43-00 E. 498.0 feet to an iron pin; thence turning and following the common line of subject property and property now or formerly owned by Roberts, S.17-03 W. 460.7 feet to a sycamore tree; thence turning and running S.07-02 W. 147.8 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed of W. Daniel Yarborough, Jr., as Master in Equity for Greenville County, recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.

logether 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 hid 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 suid premises unto the Mortgagee, its beirs, successors and assigns, forever.

The Mortgagor coverants that is 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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