

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE - [Griffin & Howard, 111 Pettigru Street, Greenville, S. C.]

BOOK 1443 PAGE 107

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. TANKERSLEY

MORTGAGE OF REAL ESTATE

BOOK 69 PAGE 694

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE R. KING AND SARA LYN KING

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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-nine Thousand Four Hundred Twenty-six and 70/100----- Dollars (\$29,426.70) due and payable

in full one hundred eighty (180) days from the date hereof

with interest thereon from date at the rate of nine (9) 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 situate, lying and being in Greenville County, South Carolina, containing 22.47 acres, as shown on a plat of the property of George R. King and Sharron Riddle Dykes by Jones Engineering Service, dated August 3, 1978, recorded in the R.M.C. Office for Greenville County in Plat Book 111 at Page 2, reference being craved to said plat for a more particular metes and bounds description.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, of record or on the recorded plat which affects the property hereinabove described.

This is the same property conveyed to George R. King and Sara Lyn King by Sharron Riddle Dykes, by deed dated September 1, 1978, and recorded in Deed Book 108 at Page 46 in the R. M. C. Office for Greenville County.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
STAFF
TAX
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DOONIE S. TANKERSLEY
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GREENVILLE CO. S.C.
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GRiffin & HOWARD
2062 S. S. PETTIGRU
GREENVILLE, S.C.

Wife: *Barbara Dykes*
Asst. Vice President
Paid Jan 2, 1979 SOUTHERN BANK AND TRUST COMPANY

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, and of all 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 claims and demands of all persons whomsoever.

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