

MORTGAGE OF REAL ESTATE prepared by E. J. Stone, Attorney at Law, 124 Broad Avenue, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.  
FEB 12 11 27 AM '79

MORTGAGE OF REAL ESTATE

BOOK 1430 PAGE 486  
BOOK 69 PAGE 1573

DONNIE S. TANKERSLEY ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, G.J. Edwards and Doris Edwards,

(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 Sixteen Thousand Eight Hundred and no/100 Dollars (\$16,800.00) due and payable 180 days from date,

with interest thereon from date at the rate of 13 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 for other 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 heirs, successors and assigns:

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known as Lot 108 and a part of Lot 107, Glen Grove Park, recorded in the R.M.C. Office for Greenville County in Plat Book "P" at page 81 and Plat Book "F" at page 233, and having according to a more recent survey by J.C. Hill dated October 7, 1951, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Hayland Avenue which pin is 164.1 feet from the intersection of Hayland Avenue and Monticello Avenue and is the joint front corner of lots 108 and 109 and running thence with the joint line of said lot S. 74-12 W. 144.8 feet to an iron pin; thence E. 50 feet to an iron pin at the end of a 12 foot alley; thence with said alley N. 74-12 W. 6 feet to an iron pin; thence N. 15-48 E. 19 feet to an iron pin; thence N. 74-12 W. 144 feet to an iron pin on Hayland Avenue; thence with said Avenue S. 15-48 W. 15 feet to an iron pin; thence continuing with said street S. 10-18 W. 50.2 feet to the beginning corner, and being the same property conveyed to G.J. Edwards and Doris Edwards by deed from S.L. Robertson dated December 4, 1956 and recorded in the R.M.C. Office for Greenville County, South Carolina on December 4, 1956 in Deed Book 566 at page 372.

FEB 12 1980

The mailing address of Southern Bank and Trust Company is:  
306 East North Street  
Greenville, South Carolina 29602

It is agreed that the mortgagors have the right to anticipate payment of the debt secured by this mortgage at any time and in any manner, and that the parties hereto intend 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.

The Mortgagor further covenants and agrees as follows:

That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

RETURN SATISFACTION TO WILKINS AND WILKINS ATTORNEYS

FILED  
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GREENVILLE CO. S.C.  
D. S. TANKERSLEY

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