

FILED
GREENVILLE CO. S. C.

BOOK 1499 PAGE 394

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

11 42 AM '80

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DOCKING GANNERSLEY
R.M.C.

BOOK 74 PAGE 1053

WHEREAS, Sara W. Smith and Marion Harold Smith, Jr., d/b/a Adventure Sailboats (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 Thirty Thousand and No/100

Dollars (\$ 30,000.00) due and payable

one (1) year from date

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 signing 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, as shown on a plat of the property of Marion Harold Smith, Jr. and Sara W. Smith, recorded in the R.M.C. Office for Greenville County, in Plat Book 4M at Page 71. This property is also known as Part Lot 15, Kingsridge Drive, Potary Woods, Inc. Subdivision.

This being the same property conveyed to Mortgagors herein by deed of James A. & Sara W. Garrett dated and recorded January 14, 1972 in the RMC Office for Greenville County in Deed Book 933 at page 642.

Address of Mortgagee: Post Office Box 1329, Greenville, S. C. 29602

RECORDED
JUL 8 1981
SOUTH CAROLINA
GREENVILLE
DOCKING GANNERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
JUL 8 1981

JUL - 8 1981
PAID IN FULL AND SATISFIED THIS 30th DAY OF June, 1981
SOUTHERN BANK AND TRUST COMPANY
GREENVILLE, SOUTH CAROLINA

BY: *James R. Miller*
WITNESS: *Bill Dorsch*

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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 fixed 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 recorded hereto. The Mortgagee further covenants to warrant and forever defend and maintain the said premises unto the Mortgagee.