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BOOK 78 PAGE 449

MORTGAGE OF REAL ESTATE - FILED

NO: 1544 473

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
OCT 18 12 17 PM '81  
DONNIE W. WALKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS James Gilbert Sloan

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 Mortgagee's promissory note of even date herewith the terms of which are incorporated herein by reference in the sum of Eight Thousand Nine Hundred Eighteen and 64/100 Dollars \$ 8,918.64 due and payable

in equal installments of principal and interest of Two Hundred Forty-seven and 74/100 (\$247.74) to commence on July 15, 1981, and continuing until 554 chains to poplar on branch; running thence N. 58 E. 1.67 chains; running thence N. 45-3/4 W. 15.18 chains to iron pin on G & N Railroad; running thence with said Railroad, S. 16 E. 13.28 chains to an iron pin, the beginning corner and containing 4-1/2 acres, more or less.

ALSO:

All that other tract of land in Bates Township, County and State aforesaid described as follows: BEGINNING on a small poplar near the spring; thence N. 58-00 E. 110 feet to stake; thence S. 45-30 E. 146 feet to a stake; thence S. 47-30 W. 262 feet to a stake; thence N. 2-15 E. 120 feet to a stake; thence N. 27-45 W. 108 feet to a stake on the McGill line; N. 75 E. 46 feet, to the small poplar, the point of beginning and containing .07 acres, more or less. Subject to the road running through said property.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

THIS being the same property conveyed to the mortgagor herein by deed of Beatrice F. Sloan dated September 13, 1976, and recorded in the RMC Office for Greenville County at Deed Book 1044, page 285.

Satisfied and Paid in Full on  
October 1, 1982  
*William V. Johnston*  
*Sara P. Peterson AVP*  
*Chris Clark*  
*Mrs. Clark*  
(Witness)  
(Witness)

OCT 1 1982  
GREENVILLE CO. S. C.  
OCT 1 3 59 PM '82  
DONNIE W. WALKERSLEY  
R.M.C.  
DOCUMENTARY STAMP  
\$ 93.00

Together with all and singular rights, members, benefits, 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, a 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, together with the rents, issues and profits, unto the Mortgagee, his heirs, assigns, and assigns forever.  
The Mortgagor covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee 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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