

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 10 1 44 PM '72

ELIZABETH RIDDLE

WHEREAS, I, Robert Lee Daniels

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank And Trust Company, At its Williamston, South Carolina Office

(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

Three Thousand One Hundred Eighty Three & 48/100 Dollars (\$ 3,183.48) due and payable in Thirty Six (36) Monthly Installments of Eighty Eight Dollars and Forty Three Cents (\$88.43), commencing on the 8th day of November, 1972, and on the same day of each successive month thereafter until Paid in Full.

with interest thereon from date at the rate of _____ 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Oaklawn Township, on the northeast side from Augusta Road to Fork Shoals, containing 2.00 Acres including Road as shown on a Plat of the Property of Paul and Annie Mae Evans by C. O. Riddle, Registered Land Surveyor, dated November 16, 1967, and according to said Plat being more particularly described by metes and bounds as follows:

-- BEGINNING at a nail in the center of County Road and running thence N. 33-52 E. 541.1 feet along line of division of property of Eliza Mae Daniels to an old iron pin; thence S. 23-10 E. 75.2 feet to an old iron pin; thence S. 23-17 E. 131.4 feet to a point being the line of Division of Two Acre Tract and 3.38 Tract; thence S. 33-52 W. 464.7 feet to a point in center of Road; thence N. 44-14 W. 176.9 feet along center of Road to the point of beginning.

THIS conveyance is subject to easements, restrictions, rights of way of roads shown on the Plat and on the ground.

BEING the same property conveyed by Deed to the Mortgagor by Paul Evans and Annie Mae Evans on October 5, 1972.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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 Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.