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GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, DAVID G. RIFE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY at Travelers Rest, S. C.

(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 EIGHT THOUSAND TWO HUNDRED FORTY-EIGHT AND 80/100

Dollars (\$ 8,248.80 due and payable

\$137.48 per month in 60 monthly installments commencing on the 1st day of July, 1974

with interest thereon from date at the rate of Add On per centum per annum, to be paid. Monthly (See Note)

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, containing 3.68 acres, more or less, located on Talley Bridge Road and being the same property conveyed to Reba Mae Sloan by deed dated October 10, 1961, recorded in Deed Book 684, at page 257, of the RMC Office for Greenville County and being shown on the County Block Book as Lot No. 20, Block 1, Sheet 521.1, and having the following metes and bounds:

BEGINNING at iron pin at or near center of Talley Bridge Road and running thence along center of said road N. 53-10 E. 438 feet to iron pin; thence continuing along said center of said road N. 62 E. to a nail and cap 70 feet; running thence along Cantrell property S. 45-15 E. 258.3 feet to iron pin; running thence S. 57 E. 185 feet to iron pin; running thence N. 77-45 E. 125 feet to the banks of the North Saluda River; thence with the river as the line S. 49 E. 61.5 feet to iron pin; running thence S. 72-12 W. 135 feet; running thence N. 21-53 W. 71 feet; running thence S. 64-35 W. 155 feet; running thence S. 52-30 W. 100 feet; running thence S. 35-55 W. 95 feet; running thence S. 53 W. 62.7 feet to the center of a county road; running thence along center of said road N. 37 W. 43 feet, N. 45-20 W. 160 feet, N. 56-30 W. 62 feet and N. 78-30 W. 205 feet to the center of Talley Bridge Road, the beginning corner.



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 fitted 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 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.

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