

FEB 10 12 26 PM '73

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, Charles S. Reyner and Jules Heymann

(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 -----Two Hundred Thousand and No/100ths-----

-----Dollars (\$ 200,000.00) due and payable

According to Note of even date.

with interest thereon from date at the rate of 7-3/4 per centum per annum, to be paid: quarterly

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, located on the southeastern side of Montague

Road at the intersection of Montague Road and White Horse Road, said tract containing in the aggregate 42.65 acres, and being shown as Tracts 1 and 2 on Map No. 1, Estate of F. M. E. Martin, made by C. O. Riddle, R. L. S., in January, 1954, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Montague Road and White Horse Road and running thence with Montague Road N. 46-45 E. 565 feet to an iron pin in Montague Road; thence still with Montague Road N. 33-08 E. 555.6 feet to an iron pin; thence leaving said road and running S. 38-24 E. 1,667 feet to a point in a branch; thence along the center of said branch, the traverse lines as follows: S. 43-40 W. 595 feet; S. 74-50W. 574 feet to a scrape blade; thence leaving said branch and running N. 39-20W. 1487.4 feet to a point in the center of White Horse Road; thence N. 12-40 E. 125.5 feet to an iron pin, being the point of beginning.

ALSO, all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, and shown as the western half of Tract 8 on Map No. 1, Estate of F. M. E. Martin, as prepared by C. O. Riddle, registered licensed surveyor, in January, 1954, and as revised March 6, 1959, less however, property conveyed to Frank and Grace B. Rygle, as shown on a plat of said property recorded in the RMC Office for Greenville County in Plat Book ZZZ at Page 151, balance of tract having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of White Horse Road at the joint front corner of this property and R. M. Burdette property; thence with the Burdette line S. 84-13 E. 330.5 feet, more or less, to an iron pin at the center of an electrical transmission line right of way; thence with the center line of an electrical transmission line right of way N. 35-38 W. 208.1 feet to an iron pin on the southern side of Tulane Avenue; thence with Tulane Avenue S. 86-35 E. 191 feet to an iron pin; thence continuing with Tulane Avenue S. 77-28 E. 135 feet to an iron pin; thence N. 24-18 E. 357.0 feet to an iron pin in the line of Joe F. Martin property; thence with said property N. 39-20 W. 1083.6 feet to an iron pin on the eastern side of White Horse Road; thence with White Horse Rd. S. 0-13 W. 528.9 feet to an iron pin; thence continuing with White Horse Road S. 0-44 E. 730.3 feet to an iron pin, the point of beginning.

This conveyance is specifically subject to any right of way easement for White Horse Rd. or Tulane Ave. and the Duke Power line right of way, and any other restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any affecting the above described property.

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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