

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.,

MORTGAGE OF REAL ESTATE

BOOK 1380 PAGE 492

FILED
OCT 14 4 39 PM '72
DORIS S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Richard A. Waldrep and Erma K. Waldrep

(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 Seven Thousand Three Hundred Forty Four and 96/100-----
Dollars (\$ 7,344.96) due and payable

according to the terms thereof said note being incorporated herein by reference.

with interest thereon from 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, on the northwesterly side of State Park Road (S. C. Highway No. 253); being shown and designated as Property of Richard A. Waldrep, on plat prepared by R. B. Bruce, RLS, 18 August 1967, recorded in the RMC Office for Greenville County, S. C., in Plat Book "RRR", at Page 103, and having, according to said plat, the following metes and bounds, to-wit:

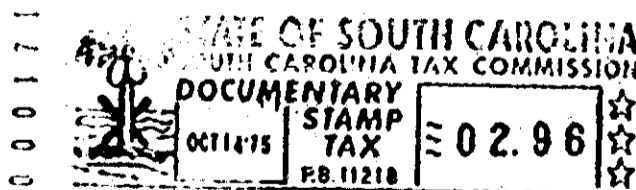
BEGINNING at a point on the northwesterly side of State Park Road at the intersection of a private drive, and running thence N. 16-30 W. 268.8 feet to an iron pin; running thence N. 20-0 W. 139.6 feet to an iron pin; running thence N. 41-00 W. 118.7 feet to an iron pin; running thence N. 42-26 W. 229.8 feet to an iron pin; running thence N. 35-59 E. 465.1 feet to an iron pin; running thence S. 41-30 E. 683.5 feet to an iron pin on the northwesterly side of State Park Road; running thence with State Park Road, the following courses and distances: S. 36-00 W. 100 feet, S. 45-53 W. 100 feet, S. 39-28 W. 150 feet, S. 33-53 W. 100 feet, and S. 29-32 W. 185.5 feet to the point of BEGINNING.

This being the same property conveyed unto Mortgagor, Richard A. Waldrep, by deed from R. F. Hughes recorded September 11, 1967 and also conveyed unto Mortgagor, Erma K. Waldrep by deed from Richard A. Waldrep an undivided one-half interest in said property recorded August 3, 1972.

The address of the Mortgagee is Hwy. 25-N, Travelers Rest, S. C. 29690.

This mortgage is subject and subordinate to that certain mortgage given to Aiken Security & Loan recorded Sept. 11, 1967 in Mortgage Book 1068, at page 627 in the amount of \$30,000.00 and assigned to The Western & Southern Life Ins. Co. recorded Sept 6, 1967 recorded in Mortgage Book 1068, at page 631.

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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 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.

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