

Mortgage: Southern Bank Trust Co., P. O. Box 5, Williamston, S. C.

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 5 11 00 AM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHRISTINE HARRIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 One Thousand Forty-Six and 16/100

Dollars (\$ 1,046.16) due and payable

\$58.12 per month commencing May 15, 1977, and \$58.12 on the 15th day of each and every month thereafter until paid in full, for a total of 18 months.

with interest thereon from date hereof at the rate of Seven (7%) per centum per annum, to be paid: monthly

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, Oakland Township, and being shown and designated on a Plat of Property of Quinton Hall, prepared by Robert R. Spearman, on March 15, 1977, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Old Pelzer Road; thence with the line of Walker estate, S. 00-30 W. 220 feet to a branch; thence with the meanderings of said branch, N. 76-30 W. 57.4 feet to an iron pin; thence N. 70-40 W. 130 feet to an iron pin; thence S. 84-15 W. 115 feet to an iron pin; thence S. 54-15 W. 125 feet to a nail and cap in the center of S. C. Highway #8; thence with the center of said road, N. 69-40 W. 120 feet to a nail and cap in the center of the intersection of Old Pelzer Road and S. C. Highway #8; thence with the center of Old Pelzer Road, N. 63-00 E. 340 feet to a nail and cap; thence continuing with the center of Old Pelzer Road, N. 77-00 E. 247 feet to the beginning corner.

Derivation: Deed Book 1053, Page 148, Christine Harris from Quinton Hall recorded March 22, 1977.

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638210R SC

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1.72 M

DOCUMENTARY
STAMP
TAX
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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 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 whosoever lawfully claiming the same or any part thereof.

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