

Mortgagee's Address - P. O. Box 1329, Greenville, S. C. 29602
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RUSSELL E. HARNER
DONNIE S. TANKERSLEY
R.H.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY, whose address is Post Office Box 1329, Greenville, South Carolina 29602

(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 Twenty-two Thousand and no/100

----- Dollars (\$ 22,000.00) due and payable
in equal consecutive monthly installments of \$355.00 each beginning May 22, 1977. Payments to be applied first to interest, balance to principal,

with interest thereon from date at the rate of 9 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, the Mortgagee's heirs, 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 56.5 acres more or less located near Travelers Rest and being the same property being shown on the plat entitled "Property of James C. Crawford" dated February 8, 1955 by Terry T. Dill, Surveyor, which plat is recorded in Plat Book BB, Page 15, Greenville County R.M.C. Office and having according to said plat the following metes and bounds to wit:

BEGINNING at a nail in the road, and running thence with the road, S. 30 W. 516.5 feet; thence along the same course 770 feet to a stone and iron pin; thence S. 42 W. 2269 feet to an iron pipe and holly in branch; thence up the branch as follows: S. 4 E. 145 feet; thence S. 27-30 E. 182 feet; thence S. 1-30 E. 160 feet; thence S. 39 E. 210 feet; thence N. 81 E. 170 feet; thence S. 70-40 E. 95 feet to iron pipe; thence leaving the branch and running N. 33-02 E. 1418 feet to a stone; thence N. 47-41 E. 1668 feet to iron pipe; thence N. 19 W. 1189 feet to the beginning corner being the same property conveyed to the mortgagor herein by deed of Evelyn M. Carroll and R. Leonard Carroll, Jr. recorded in the Greenville County R.M.C. Office on the same date as the date of recordation of this mortgage.

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 is 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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