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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN S. TAYLOR
R.M.C.

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

WHEREAS, we, Ted R. Armstrong and Diana F. Armstrong,

(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 Twenty-five Thousand and No/100

Dollars (\$ 25,000.00) due and payable

on demand

with interest thereon from date at the rate of 8 1/2 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, near the Town of Simpsonville, being known and

designated as Lot No. 22 on a plat of Rollingwood Subdivision, which Plat is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book YY at Page 111, and having, according to said Plat, the following netes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Green Drive, at the joint front corner of Lots 21 and 22, and running thence along the Southern side of said Drive, and following the contour thereof, N. 84-30 E., 100.25 feet; S. 60-30 E. 100.25 feet; S. 48-56 E. 89.9 feet; S. 61-36 E. 100 feet, S. 74-52 E., 100 feet to an iron pin at the joint front corner of Lots 22 and 23; thence along the joint line of said Lots, S. 27-40 W. 318.3 feet to an iron pin; thence along the rear of Lot 25, N. 70-34 W. 226.3 feet to an iron pin at the joint rear corner of Lots 22 and 21; thence along the joint line of said Lots, N. 11-37 W., 387.2 feet to an iron pin, the beginning point, and bounded by Green Drive, Lots 23, 25, and 21.

This being the same lot of land conveyed to the Mortgagors herein by deed of E. G. Whitmire, Jr., on February 2, 1970, as recorded in said R.M.C. Office on February 11, 1970, in Deed Book 884 at Page 227; said conveyance subject to the restrictions and protective covenants recorded in Deed Book 720 at Page 405.

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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 whomsoever lawfully claiming the same or any part thereof.

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