

MORTGAGE OF REAL ESTATE

BRISSEY, LATHAN, SMITH & BARBARE, P. A.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

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R 7 4 13 P.M.
DONALD S. TAYNERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, MARY PARKER PATTERSON

(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 Mortgagee's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of Ten Thousand and No/100 ----- Dollars \$ 10,000.00 due and payable according to the terms thereof, said note being incorporated herein by reference.

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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, and for any other purposes

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the amount of said 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 Mortgagee and paid well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, 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, whate, lying and being in the State of South Carolina, County of Greenville.

ALL that piece, parcel or tract of land, containing .725 acre, more or less, situate, lying and being on the Western side of Altamont Road, near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Dalton & Neves Co., Engineers, dated March, 1977, entitled "Property of Mary Parker Patterson", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-Y at Page 91, the following metes and bounds:

BEGINNING at a nail and cap in the center of Altamont Road at the joint corner of the premises herein described and other property of the Grantor herein and running thence with the line of said other property of the Grantor herein S. 52-50 W. 146.3 feet to an iron pin; thence continuing with the line of said other property of the Grantor herein S. 12-53 W. 88 feet to an iron pin; thence still continuing with the line of said other property of the Grantor herein S. 63-38 W. 117.7 feet to an iron pin in the line of property now or formerly of Michael J. Slakey; thence with the line of said Slakey property N. 21-55 W. 145.2 feet to an iron pin; thence continuing with the line of said Slakey property N. 63-38 E. 306 feet to a nail and cap in Altamont Road; thence with Altamont Road S. 26-21 E. 49.6 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagor by Deed of Laura Gray Parker being recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1055 at Page 452, on April 27, 1977.

MORTGAGEE'S ADDRESS: P. O. Box 544
Travelers Rest, South Carolina 29690

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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