

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
MORTGAGE OF REAL ESTATE
IN ALL APPLICABLE SECTIONS AND CHAPTERS

WHEREAS We, Dendy F. Sherman and Sylvia Peden Sherman

have executed certain promissory notes and mortgages in and to Southern Bank and Trust Company, Piedmont, S.C.

hereinafter referred to as Mortgage, as shown in the Mortgage's promissory note and mortgage, the contents of which are incorporated herein by reference in the sum of

Thirteen thousand six hundred five and no/100----- Dollars \$13,605.00 and payable 33 days from date of note, due on May 10, 1978.

with interest thereon from date of note to 9 percent per annum or legal rate in advance

WHEREAS, the Mortgagee has paid the principal and interest due on the Mortgage, and has advanced to the Mortgagor's account for taxes, insurance, and other charges, the amount of

NOW, KNOW ALL MEN, that the Mortgagee has advanced to the Mortgagor the sum of \$13,605.00 and interest thereon, and of any other and further sums for which the Mortgagee is liable to the Mortgagor, and that the Mortgagor has acknowledged the debt by the Mortgage, and its interest, and has authorized the Mortgagee to execute this Mortgage, and to deliver and to file the same, and to do all things necessary and proper to give effect to the same, and by these presents does grant, bargain, sell and convey unto the Mortgagee, its heirs and assigns, all that certain piece, parcel or tract of land, containing 64.72 acres, more or less, situate, lying and being in West Dunklin Township, County of Greenville, State of South Carolina, and having according to a plat prepared by Dean C. Edens, L. S., dated June 24, 1968, entitled "Property of R. B. Holliday", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book SSS, at page 100, the following metes and bounds:

ALL that certain piece, parcel or tract of land, containing 64.72 acres, more or less, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or tract of land, containing 64.72 acres, more or less, situate, lying and being in West Dunklin Township, County of Greenville, State of South Carolina, and having according to a plat prepared by Dean C. Edens, L. S., dated June 24, 1968, entitled "Property of R. B. Holliday", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book SSS, at page 100, the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the premises herein described and running thence with the line of property now or formerly of James K. Holliday with the center line of a gulley as the line, having a traverse line as follows: S. 18-00 E. 137 feet to a point; thence S. 17-00 W. 60 feet to a point; thence S. 20-00 W. 140 feet to a point; thence S. 39-00 W. 200 feet to a point; thence S. 29-00 W. 265 feet to a point; thence S. 12-30 W. 587 feet to a point; thence S. 37-00 W. 200 feet to a point; thence S. 3-00 W. 200 feet to a point; thence S. 5-00 E. 350 feet to a point; thence S. 7-00 E. 275 feet to a point; thence S. 24-25 E. 288 feet to a stone; thence with the line of property now or formerly of Duke Power Co., the following courses and distances: S. 80-30 E. 635 feet to a stone; thence S. 32 E. 204 feet to a stone; thence S. 87-00 E. 130 feet to a stone; thence S. 46-00 E. 248 feet to a stone; thence due West 225 feet to a stone; thence with the line of property now or formerly of Rey (Ray) Holliday the following courses and distances: N. 3-00 E. 1,778 feet to a point; thence N. 85-45 W. 725 feet to a point; thence N. 28-30 E. 1,331 feet to a point; thence N. 87-30 W. 965 feet to the point of beginning.

This is a portion of the property conveyed to R. B. Holliday by deed of David P. Haynie, dated June 30, 1958, recorded in the RMC Office for Greenville County in Deed Book 601 at page 454.

This is the same property conveyed to Dendy F. Sherman and Sylvia Peden Sherman by deed of R. B. Holliday, dated August 12, 1968, recorded in the Office of RMC for Greenville County in Vol. 851, Page 144, on August 27, 1968.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.



Together with all and singular rights, remedies, 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 Mortgagee 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 otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee 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 who now or lawfully claiming the same or any part thereof.

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