

RICHARDSON AND JOHNSON, P.A., Attorneys At Law, Greenville, S.C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas E. Bradley and Linda C. Bradley

(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 Seventy-five Thousand and 00/100

Dollars (\$ 75,000.00) due and payable

according to terms of promissory note executed of even date herewith

with interest thereon from date at the rate of 12% 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 Brushy Creek Baptist Church, in Chick Springs Township, lying on the Northwest side of Brushy Creek Road and having the following courses and distances, to-wit:

BEGINNING on an iron pin in the center of said road, joint front corner of lot of Joseph D. Matthews and running thence with said road, N. 34-13 E. 338 feet to a nail and stopper in the center of said road; thence N. 55-45 W. 26 feet to an iron pin on the bank of said road; thence continuing with the same course for a total distance of 248 feet to an iron pin, new corner; thence S. 33-37 W. 255.6 feet to an iron pin, joint corner of the Joseph D. Matthews lot; thence with the line of this lot, S. 38-40 E. 259.4 feet to the beginning corner (iron pin on back of line at 26 feet), containing 1.7 acres, more or less

This is the same property conveyed to the mortgagors herein by deed of Anna Margaret Rowe, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1016, at Page 93 on May 31, 1975.

ALSO: all that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the northerly side of Brushy Creek Road (Old Spartanburg Road) containing 1.41 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in Brushy Creek Road (Old Spartanburg Road) at corner of lot heretofore conveyed to Howell, and running thence N. 34-40 E. 200 feet to a point in Road; thence over iron axle on bank of road N. 38-20 W. 259.4 feet to an iron pin by sweet gum; thence S. 71-10 W. 150 feet to an iron pin; thence S. 16-28 E. 193.5 feet to an iron pin on branch at junction of spring and branch; thence S. 43-20 E. 191.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Vaughn Realty, Inc., et al, dated April 19, 1974, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 998, at Page 173 on May 2, 1974.

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.