

FILED
GREENVILLE CO. S. C.

BOOK 1483 PAGE 9

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 23 31 PM '79

MORTGAGE OF REAL ESTATE

JOHN L. BANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Richard W. Locke and Harvard K. Riddle and K. E. Moody

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, whose address is 306 East North Street, P.O. Box 1329, Greenville, S.C., 29602,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of ^{9/20/79} ~~execution~~ the terms of which are incorporated herein by reference, in the sum of -----

Sixteen Thousand Two Hundred Seven & 80/100----- Dollars (\$ 16,207.80) due and payable as per the terms of said note;

including ~~and~~ interest ~~thereon~~ from 9/20/79 at the rate of 12.5 APR per centum per annum, ~~XXXXXX~~

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, within the corporate limits of the City of Greenville, being known and designated as Lots Nos. 12 and 13 of the property of Central Realty Corporation according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book P, Page 69, and having, according to said plat, the following metes and bounds, to-wit:

LOT NO. 12: BEGINNING at a point on the northeastern side of Dogan Road, the joint front corner of Lots Nos. 11 and 12, and running thence N. 47-18 E. 100 feet to a point; thence N. 41-50 W. 50 feet to a point; thence S. 47-18 W. 100 feet to a point on the northeastern side of Dogan Road; thence with the northeastern side of Dogan Road S. 41-50 E. 50 feet to the point of beginning.

LOT NO. 13: BEGINNING at a point on the northeastern side of Dogan Road, joint front corner of Lots Nos. 12 and 13, and running thence N. 47-18 E. 100 feet to a point at the joint rear corner of Lots Nos. 12 and 13; thence N. 41-50 W. 50 feet to a point at the joint rear corner of Lots Nos. 13 and 14; thence S. 47-18 W. 100 feet to a point on the northeastern side of Dogan Road at the joint front corner of Lots Nos. 13 and 14; thence with the northeastern side of Dogan Road S. 41-50 E. 50 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of J. H. Sitton, dated March 26, 1979, and recorded on March 27, 1979, in the RMC Office for Greenville County, S.C., in Deeds Book 1099, Page 352. This deed conveyed the property to Richard W. Locke and Harvard K. Riddle; they conveyed a one-third interest in said property to K.E. Moody by deed executed and recorded of even date herewith.

3 OCT 27 1979

STATE OF SOUTH CAROLINA
REGISTRY OF DEEDS
DOCUMENTARY
STAMP

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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