

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
3 03 PM '79
JAMES M. MASTERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1483 PAGE 64

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PERRY L. MASTERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST

(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 Eight Thousand One Hundred Thirty Five and 52/100
-----Dollars (\$8,135.52) due and payable

IN ACCORDANCE WITH NOTE THIS DATE SIGNED

with interest thereon from date at the rate of ----- per centum per annum, to be paid: -----

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,

ALL that piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina, Fairview Township, and on the north side of the Wilson Bridge Road, containing 2.0 acres, more or less, according to a plat prepared by Gould and Associates, RLS, July 20, 1978 said plat entitled Property of Perry L. Masters and having according to said plat which is recorded in the RMC Office for Greenville County, S.C. in Plat Book 6P, Page 96 the following metes and bounds, to-wit:

BEGINNING at nail and cap in the approximate center of Wilson Bridge Road and running thence with the approximate center of said Road N. 69-44 E., 10.9 feet to a nail and cap in Road; thence leaving the Road and running thence with joint line of private driveway of Charles M. and Vickie Diane Masters N. 8-08 E., 498.2 feet to a new iron pin at front corner of property this day conveyed by the grantor herein to Charles M. and Vickie D. Masters; thence with the joint line of Masters N. 8-01 E., 400 feet to a new iron pin, corner with Charles M. and Vickie D. Masters; thence with the joint line of Masters N. 81-45 E., 218.5 feet a new iron pin at corner of Charles M. Masters property along line of McLawhorn; thence with joint line of McLawhorn N. 8-01 W., 382.0 feet to a new iron pin, corner with other land of the grantor on line of McLawhorn; thence with joint line of other land of the grantor S. 81-45 W., 228.5 feet to a new iron pin; thence S. 8-01 W., 382.0 feet to a new iron pin; thence continuing with joint line of other property of the grantor S. 8-01., 400 feet to a new iron pin; thence S. 8-08 W., 500.6 feet to a nail and cap in the approximate center of Wilson Bridge Road (approximately 1/2 mile northeast of intersection of said Road with Fairview Road), the beginning point and bounded by private drive and tract this day being conveyed by the grantor to Charles M. and Vickie Diane Masters, property of McLawhorn and other property of grantor as well as the Wilson Bridge Road.

This is the identical property conveyed to the mortgagor by deed of Charles S. Masters as recorded in the RMC Office for Greenville County in Deed Book 1086, page 59 recorded 8/24/78.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

GCTO -----3 OCT 27 1979

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