

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 14 2 30 PM '79 MORTGAGE OF REAL ESTATE
DONNIE TANKERSLEY
R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM L. PICKLESIMER

(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 Thirteen Thousand Five Hundred Twenty and 40/100-----

Dollars (\$ 13,520.40) due and payable

in accordance with note of even date herewith

including
/ with interest thereon from date at the rate of 12.50 apr 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:

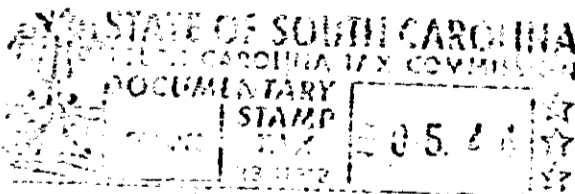
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, on the eastern side of the new Greenville-Asheville Highway now Poinsett Highway U.S. 25, about 2-1/2 miles from Greenville County Court House and described as follows:

BEGINNING at a point on the east side of said Greenville-Asheville Highway, at the south-east corner of Lot now or formerly owned by P. J. Collins and running thence in an easterly direction with the lines of said Lot 261 feet, more or less, to an iron pin on the western side of Cherrydale Drive; thence S. 4-30 E., 82-1/2 feet to an iron pin at corner of lot now or formerly owned by Elizabeth W. Miller; thence with line of said lot in a westerly direction 263 feet to an iron pin on Greenville-Asheville Highway; thence with the eastern side of said Highway 87-1/2 feet, more or less, to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Sam M. Witcher recorded in the R.M.C. Office for Greenville County on November 28, 1972, in Deed Book 961, Page 377.

This mortgage is junior in lien to that certain mortgage executed in favor of Samuel M. Witcher in the original amount of \$32,000.00 recorded in the RMC Office for Greenville County in Real Estate Mortgage Book 1258, Page 591 on November 28, 1972.

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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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