

GREENVILLE
FILED
MORTGAGE OF REAL ESTATE—CO. S. C.
JAN 28 2 21 PM '80
DONNIE S. TANKERSLEY
R.M.C.

1981 MAR 27 8

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN: JACKIE C. SPEARMAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 ONE THOUSAND SEVEN HUNDRED

NINETY SEVEN AND 48/100 DOLLARS (\$ 1,797.48).

due and payable in 36 consecutive monthly payments of \$49.33 each, first payment to be made on March 1, 1980, and continuing each and every month until paid in full, payments to be applied first to interest which has been added to principal above and then to principal.

(8%) (APR 14.35)

with interest thereon from date at the rate of eight /per centum per annum, to be paid: as stated above

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 certain piece, parcel or tract of land containing 1.2 acres, more or less, situate, lying and being on the Northern side of S. C. Highway 418 as shown on plat entitled Property of Mary C. Spearman and William E. Myers dated November 10, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-0, at Page 27, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of South Carolina Highway 418 at the joint front corner of the premises herein described and property now or formerly of Childers, running thence with the line of property now or formerly of Childers, N. 21-00 E. 334 feet to an iron pin in the center of a county road; thence with the center of a county road, S. 75-59 E. 200 feet to an iron pin; thence with the line of property now or formerly of Strickland, S. 21-00 W. 187.7 feet to an iron pin on the Northern side of South Carolina 417; thence with the Northern side of South Carolina 418, S. 70-30 W. 261 feet to the point of beginning.

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

The above property is the same conveyed to the Mortgagor by the Deed of David J. McClain and Rhonda S. McClain dated November 30, 1979, and recorded November 5, 1979, the date of the Deed apparently being in error as it is obvious that it was executed on October 30, 1979, and recorded in Deed Book 1114, at Page 937, and by the Deed of Julia C. Stewart, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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