

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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S.C.
3 31 PH '80
WERSLEY

BOOK 1497 171

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ANTHONY W. AND BONNIE F. ABERCROMBIE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK

(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 FIFTY THOUSAND AND NO/100
Dollars (\$50,000.00) 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, being shown and designated as 1.00 acres as shown on plat of Anthony W. and Bonnie F. Abercrombie as prepared by James R. Freeland, RLS, dated February 25, 1980 and recorded in the RMC Office for Greenville County in Plat Book 2-4, Page 40, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint corner with a 20' easement and running thence S. 64-00 E., 217.8 feet to an iron pin; thence S. 26-00 W., 200.0 feet to an iron pin; thence N. 64-00 W., 217.8 feet to an iron pin; thence N. 26-00 E., 200.0 feet to an iron pin, joint corner with a 20' easement, being the point of beginning. Also including a 20' easement as shown on said plat running from Lodgewood Trail to said 1.00 acres. (Known as a part, Lot 6, Hearthstone Estates)

This is a portion of the property conveyed to the mortgagors by deed of William T. Adams, Jr. as recorded in the RMC Office for Greenville County in the Deed Book 1094, Page 65, and recorded 12/20/78.

SC710 --- 1984 RC 1373

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON 3/31/80 AT 3:31 PM BY WERSLEY

Together with all and singular rights, members, hereditaments, 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.

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