

GRANT MORTGAGE OF REAL ESTATE -

CO. S. C.

BOOK 1497 PAGE 604

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

12 53 PM '80
LANKERSLEY
M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Thomas C. and Ruth H. Pack

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, S.C.

(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

Three thousand nine hundred fifty - two and 08/100----- Dollars (\$ 3,952.08) due and payable in twenty - four (24) monthly installments of \$164.67 each, the first of these due on April 8, 1980 with an equal amount due on the 8th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 14.99 per centum per annum, to be paid: in advance

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, in the Town of Piedmont, Grove Township, being shown and designated as Lot 10 of Section 3 on Plat of Piedmont Manufacturing Company recorded in Plat Book Y, Page 5, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Sloan Street at the joint front corner of Lots 10 and 11 and running thence with the line of Lot 11 S. 73-50 W. 200 feet to pin; thence N. 16-10 W. 95 feet to pin at rear corner of Lot 9; thence with the line of Lot 9 N. 73-50 E. 200 feet to pin on Sloan Street; thence with the southwestern side of Sloan Street S. 16-10 E. 94 feet to the point of beginning.

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 409, page 372. *From J.P. Slusher Co May 1, 1950*

[Faint, illegible text, possibly a stamp or signature]

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 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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