LAW OFFICES OF LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

AUG 14 2 59 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William R. Patrick

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 Eight thousand three hundred ninety seven and 32/100-- Dollars ($8,397.32) due and payable

according to the terms thereof, said note being incorporated herein by reference

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, the Mortgagee's heirs, 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 as Tract 4 on plat of Property of T. Walter Brashier, recorded in the RMC Office for Greenville County in Plat Book 7-A at page 46 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of S. C. Highway 414 in the center of said highway at the joint front corner of Tracts 4 and 5, and running thence along the line of Tracts 4 and 5, N. 31-46 W. 775.2 feet to an iron pin at the joint rear corner of Tracts 4 and 5 in the line of property of Youngblood; thence along the line of Youngblood property, S. 76-24 W. 100 feet to an iron pin, joint rear corner of Tracts 4 and 3; thence along the line of said tracts S. 16-55 E. 756.2 feet to an iron pin in the center of S. C. Highway 414, joint front corner of Tracts 3 and 4; thence along the center of said highway N. 80-51 E. 100 feet to an iron pin; thence continuing along the center of said highway N. 68-53 E. 200 feet to an iron pin in the center of S. C. Highway 414, the beginning point.

This is the same property conveyed to the mortgagor by deed of David E. Addison, Sr. and Patricia E. Addison dated August 12, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1131 at page 182.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

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 is 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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