

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ralph E. Wells and Ruth P. Wells

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company  
its successors and assigns

(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

Thirty-five Hundred Twenty-two and 60/100----- Dollars (\$ 3,522.60 ) due and payable

in 36 monthly installments of \$97.85 commencing on the 15th day of January, 1975, and on the same date of each successive month thereafter until paid in full.

with interest thereon from \_\_\_\_\_ 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:

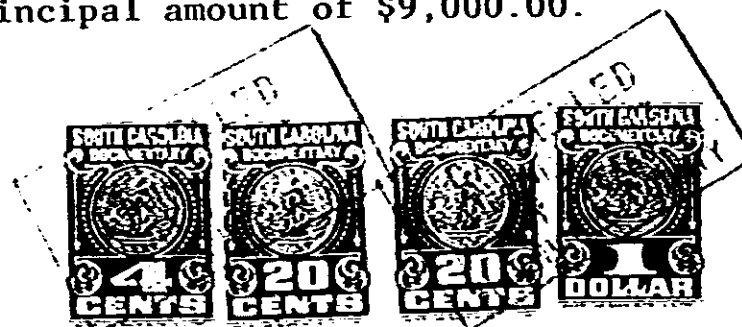
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, in Bates Township, containing  
22-1/2 acres more or less and having the following metes and bounds,  
to-wit:

BEGINNING at an iron pin at the intersection of Pleasant Retreat Road and a county road approximately 2,250 feet southeasterly of the South Carolina Highway No. 414 and approximately 3,100 feet north of the G & N Railroad at the corner of property of Howard Jones and running thence along the center of said county road the following courses and distances to-wit: N. 78 E. 141.24 feet; N. 76 E. 109.56 feet; N. 66 E. 122.1 feet; N. 82 E. 172.92 feet; N. 89 E. 320 feet; N. 76-1/4 E. 226.38 feet; N. 49 E. 59.34 feet more or less to a point in the line of property of Joe T. Hudson, et al., thence along the line of that property in a southeasterly direction 316 feet to a point in the old line; thence S. 21-1/2 W. 361 feet; thence S. 8-3/4 W. 749 feet; thence N. 88 W. 464.2 feet; thence along the church property in a northerly direction 100 feet; thence along the church property on a course approximately N. 88 W. 230 feet to a point in the center of Pleasant Retreat Road, which point is 100 feet N. 28 W. of the original corner in the road; thence along the center of said Pleasant Retreat Road, N. 28 W. 210.2 feet; thence along said road, N. 24-1/2 W. 735.9 feet to the point of beginning.

Originally there was conveyed to Ralph E. Wells 24 acres more or less in deeds Book 271, page 96 and from said property he was conveyed three tracts of 3/4 of an acre each as will appear in Deeds Book 403, page 283, Book 682, page 341 and Book 700, page 176.

This property is subject to a mortgage to Travelers Rest Federal Savings and Loan Association in the original principal amount of \$9,000.00.



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.

4328 RV-2

0805