

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DO NOT WRITE IN THESE SPACES

WHEREAS, ROGER F. CASE

(hereinafter referred to as 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 -----Three Thousand Six Hundred Seventy Seven and 04/100----- Dollars (\$ 3,677.04) due and payable

in thirty-six monthly installments of One Hundred Two and 14/100 (\$102.14) Dollars commencing on the 8th day of May, 1975, and on the same date of each successive month thereafter until paid in full

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 Lots 1 and 2 on a Plat of Subdivision for S. L. Coleman Estate, dated September, 1960, prepared by J. D. Calmes, recorded in the R.M.C. Office for Greenville County in Plat Book RRR, Page 177, and having,

according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin at the intersection of McCarter Road and an unnamed Road along the joint front line of Lots 1 and 2, N. 61-52 E., 172.8 ft. to an iron pin on the property line of Thomason; thence with the Thomason property line, S. 8-10 E., 304.2 ft. to an iron pin at the joint rear corner of Lots 1 and 14; thence along the joint line of Lot 14 and Lots 1 and 2, S. 81-50 W., 175 ft. to an iron pin on the Eastern edge of an unnamed Road; (Brashier Dr.) thence with the Eastern edge of said unnamed Road, N. 6-19 W., 243.4 ft. to the point of beginning. LESS, HOWEVER, a strip of land 8.5 ft. in width and 243.4 ft., more or less, in length, adjacent to and parallel with Brashier Drive. Said strip of land having been deeded to Greenville County in Deed Book 838, Page 373, for road purposes.

ALSO: Lots 11 and 12 described according to the above mentioned plat, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of an unnamed Road (Brashier Drive) and running thence with said Road along the front lines of Lots 11 and 12, N. 75-36 E., 235 ft. to an iron pin at the joint front corner of Lots 12 and 13; thence with the joint line of Lots 12 and 13, S. 82-16 E., 116.6 ft. to an iron pin on the property line of Thomason; thence with the Thomason property line and with the rear lot lines of Lots 11 and 12, S. 39-59 W. 472.8 ft. to an iron pin; thence continuing with the rear line of Lot 11, N. 57-50 W., 110 ft. to an iron pin at the joint rear corner of Lots 10 and 11; thence with the joint line of Lots 10 and 11, N. 11-11 E., 272.2 ft. to an iron pin being the point of beginning. LESS, HOWEVER, a strip of land 10 ft. in width and 235 ft., more or less, in length, adjacent to and parallel with Brashier Dr., said strip of land having been deeded to Greenville Co. in Deed Book 838, Page 373, for road purposes.

This is the identical property conveyed to the Mortgagor herein by deed of Tom F. Case, dated July 31, 1972 and being recorded in the R.M.C. Office for Greenville County in Deed Book 950, at Page 523.



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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