

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DONNE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, DALTON D. GUNTER AND JACQUELINE T. GUNTER

hereinafter referred to as Mortgagor, is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY, GREENVILLE, SOUTH CAROLINA

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

Forty thousand and no/100ths----- Dollars **\$40,000.00**, due and payable
Thirteen thousand three hundred thirty-three and 33/100ths (\$13,333.33)
Dollars on March 8, 1977; Thirteen thousand three hundred thirty-three
and 33/100ths (\$13,333.33) Dollars on March 8, 1978; and, Thirteen
thousand three hundred thirty-three and 34/100ths (\$14,333.34) Dollars
on March 8, 1979;

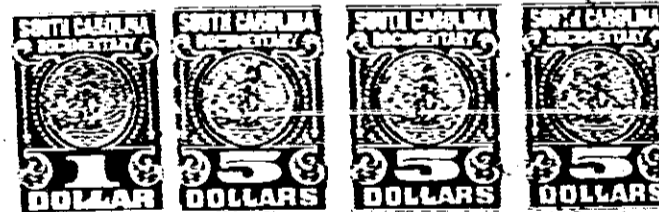
with interest thereon from date at the rate of **Eight** per centum per annum, to be paid: **In advance, with the first interest payment due on March 8, 1976.**

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 term 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 **Grove Township**, being designated as **Lot No. 7, Section 1 of Belle Terre Acres**, recorded in the R. M. C. Office for Greenville County in Plat Book 000, at page 105, containing **2.79 acres, more or less**, located at the northern corner of the intersection of **Golf Course Road and West Fairway Drive**, and having the courses and distances shown on said plat, reference being made thereto for a complete description.

This property is subject to the protective covenants recorded in the R. M. C. Office for Greenville County in Deed Book 711, at page 181, and Deed Book 761, at page 77, and as amended in Deed Book 822, at page 508. In addition thereto, no goats, pigs or chickens shall be kept, produced or raised on said property. This property is further subject to easements and rights-of-way that appear on record, on the recorded plat, or on the premises.



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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