

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} MAR 30 2 18 PM '76 MORTGAGE OF REAL ESTATE  
DONNIE S. TANKERSTON, ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, Donald Ray Ledbetter

(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 in-  
corporated herein by reference, in the sum of

Seventy-two Hundred Thirty-eight and 40/100 ----- Dollars (\$7,238.40 ) due and payable  
in 60 monthly installments of \$120.64, commencing on the 1st day of May, 1976  
and on the same date of each successive month thereafter until paid in full

with interest thereon from to 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, in Bates Township, known as lot no. 44 on plat  
of Gaston Heights, property of Homer Styles, recorded in the R. M. C. Office for  
Greenville County in Plat Book "YY" at page 101 and "YY" at page 49, and having  
according to said plats, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Tubbs Mountain Road 174.7 feet  
north of the curved intersection of Paris View Drive, at corner of lot 43, and  
running thence S 81-53 W 192.6 feet to an iron pin; thence N 8-11 W 100 feet to  
an iron pin; thence N 81-55 E 190.6 feet to an iron pin, thence along the western  
side of Tubbs Mountain Road S 9-06 E 100 feet to the point of beginning.

This mortgage is junior to a mortgage given to Travelers Rest Federal Savings & Loan  
Association, recorded in the R. M. C. Office for Greenville County in Mortgage Book  
1026 at Page 295 in the amount of \$14,500.00



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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.

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