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GREENVILLE, CO. S. C.

BOOK 1374 PAGE 697

MORTGAGE OF REAL ESTATE—Offices of Price & Property Attorneys at Law, Greenville, S. C.

AUG 6 3 27 PM '76

DONNIE S. TANKERSLEY
R.H.C.



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIE J. BLACK

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

FOUR THOUSAND NINE HUNDRED EIGHTY AND 24/100 DOLLARS (\$ 4,980.24).

due and payable in thirty-six (36) consecutive monthly installments of One Hundred Thirty-eight and 34/100 Dollars (\$138.34) each, first payment to be made September 8, 1976 and continuing on the eighth day of each and every month until paid in full, payments to be applied first to interest which has been added to the principle above and then to principle.

with interest thereon from date at the rate of Seven ^(7%) per centum per annum, to be paid: as stated above

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 Oaklawn Township, approximately 2 miles West of Fork Shoals Road, containing 11.56 acres, more or less, and being more particularly described according to plat of John C. Smith, Surveyor, dated December 16, 1963, as follows, to-wit:

BEGINNING at an iron pin at dirt road, the Westernmost corner of the tract herein described, thence North 44-43 East 284.7 feet to iron pin (old); thence North 41-58 East 128.2 feet to iron pin (old); thence North 46-00 East 258.9 feet to a poplar at branch; thence with branch, the line, by traverse line, South 61-18 East 101 feet; thence South 42-32 East 520 feet; thence South 16-02 East 195 feet; thence South 02-37 East 300 feet to a point; thence from iron pin at branch, North 65-47 West 1,287 feet to the point of beginning at dirt road; being the same property conveyed to the Mortgagor by Deed recorded in the RMC Office for Greenville County in Deed Book 738, at Page 540.

Less, However, that lot of land containing 1.87 acres conveyed to W. O. Burgess by Deed recorded in the RMC Office for Greenville County in Deed Book 992, at Page 629, and described as follows:

BEGINNING at a point on the eastern side of a dirt road, said point being 259.8 feet east of S. C. Highway No. 50 and running thence with property of the Mortgagor herein N. 33-16 W. 115 feet; thence N. 39-51 E. 128.2 feet; thence N. 44-05 E. 255.7 feet to an iron pin; thence S. 73-25 E. 143.6 feet to a point; thence S. 48-15 E. 180.3 feet to a point in the approximate center of a dirt road; thence with said approximate center of dirt road, S. 54-44 W. 295.5 feet; thence continuing with the approximate center of dirt road, S. 61-30 W. 198.1 feet to the point of beginning.

This conveyance is made subject to any and all easements or rights-of-way as may appear of record or as may appear on the property.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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