

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1391 PAGE 126
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, We, George Garson Gilbert and Nancy Bailey Gilbert,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 Forty-Nine Hundred Fifty-Seven and 56/100

Dollars (\$ 4,957.56) due and payable

according to the terms thereof said note being incorporated herein by reference.

~~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:~~

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 Cleveland Township, being Tract 4 as shown on a plat of T. Craig Keith, registered land surveyor, dated 2/23/74, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Gap Creek Road, joint corner of Tract 3, and running thence with the line of Tract 3, S. 46-10 E. 2950 feet to an iron pin; thence N. 24-30 E. 390 feet to an iron pin; thence N. 7-00 W. 940 feet to an iron pin and Chestnut oak; thence N. 68-15 W. 1200 feet to an iron pin; thence N. 46-30 W. 464 feet to an iron pin on the bank of Gap Creek; thence down the center of Gap Creek, along line of land now owned by Nancy Bailey Gilbert, S. 37-08 W. 443.9 feet to an iron pin on the bank of Gap Creek; thence still along the line of other land of Nancy Bailey Gilbert, N. 46-16 W. 530 feet to a point in the center of Gap Creek Road; thence down the center of Gap Creek Road S. 59-W. 100 feet to a point in the center of Gap Creek Road, the point of beginning, and containing 34.2 acres, more or less. LESS HOWEVER, a 1.02 acre tract previously deeded to George G. Gilbert by Nancy Bailey Gilbert, dated Jan. 13, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1049 at Page 646.

This is a portion of that same property conveyed to the Mortgagors herein by deed from Clyde Milford Bailey, etal, recorded in the RMC Office for Greenville County on Sept. 26, 1974 in Deed Book 1007 at Page 321.

The mailing address of the Mortgagee herein is P. O. Box 1329, Greenville, S. C.



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 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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