

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 22 11 32 AM '77  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Elizabeth F. Stevens

(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

Twelve Thousand and No/100-----Dollars (\$12,000.00 ) due and payable  
semiannually in the amount of \$2,000.00 plus interest commencing July 22, 1977 with the  
final payment due on April 22, 1980

with interest thereon from date at the rate of nine per centum per annum, to be paid: quarterly

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, on the southwestern side of White Horse Road and being shown as a lot on plat of property of Westwood Plaza recorded in the RMC Office for Greenville County in Plat Book VVV, at Page III, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the rear line of said Plaza property which iron pin is located S. 19-29 W. 211.73 feet from Broadway Drive and running thence S. 80-15 E. 138.53 feet to a point; thence N. 69-15 E. 136.0 feet to an iron pin on the southwestern side of White Horse Road; thence along said Road, S. 22-05 E. 22.52 feet to an iron pin; thence S. 69-15 W. 150 feet to a point; thence N. 80-15 W. 143.4 feet to an iron pin in the rear line of said tract; thence N. 19-29 E. 26.88 feet to the point of beginning.

TOGETHER with and subject to the joint rights in the party walls of the building located on said premises. ALSO the non-exclusive rights to use of the common areas designated on said plat for parking, sidewalk, 25-foot Drive and 30-foot Service and Utility Area.

THIS is the same property conveyed by Perry S. Luthi as Trustee to the Mortgagor by deed dated January 28, 1970 and recorded in Plat Book 892, Page 511.

RECORDED  
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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 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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