

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C. 1396 229  
FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } W. S. TANDERSLEY MORTGAGE  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: THOMAS LARRY ALBERSON AND RACHEL M. ALBERSON

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(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

EIGHT THOUSAND NINE HUNDRED FORTY-FOUR AND 80/100-----DOLLARS (\$8,944.80 )

due and payable

in 60 consecutive monthly payments on the 15th of each and every month beginning May 15, 1977 in the amount of \$149.08 each and paid each month until paid in full; payments to be applied first to interest which has been added to the principal above and then to principal.

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,

ALL that certain piece, parcel, or lot of land situate, lying, and being in Greenville County, South Carolina, being known and designated as Lot No. 1, containing 4.5 acres more or less on plat entitled "property of Ella Alberson" prepared by Clifford D. Jones, Surveyor, on September 1, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Book 5-R at Page 96, and having the following metes and bounds, To-wit:

BEGINNING at an iron pin in South Carolina Highway 247 leading from Belton to Ware Place and running thence S. 87-00 E. 853.0 feet to an iron pin; thence N. 4-00 E. 152.0 feet to an iron pin; thence N. 57-45 W. 467 feet to an iron pin; thence S. 59-51 W. 529.4 feet to an iron pin; thence S. 2-45 W. 100 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagor by two deeds of record, one from Ansel Alberson and Isabelle B. Alberson dated April 10, 1969 and recorded in Deed Book 869 at Page 297 on June 5, 1969 and the other from Isabelle B. Alberson dated September 28, 1976 and recorded in Deed Book 1043 at Page 660 on September 29, 1976.



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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