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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 22 1977
CONNIE S. TANLERSLEY
R.M.C.

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

WHEREAS, Boyd C. Greene and Patricia N. Greene

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolina National Bank, Easley,
South Carolina

(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

Dollars (\$ 12, 000. 00) due and payable

upon demand

with interest thereon from April 29, 1977 at the rate of nine (9) per centum per annum, to be paid: Interest to be paid quarterly beginning 90 days from execution of the Promissory Note.

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 being on the eastern side of a County Road (McKinney Road) near Adams Mill Road in Austin Township, Greenville County, South Carolina, containing 12.25 acres, according to a survey for John M. Flynn and Johnny M. Flynn made by Webb Surveying & Mapping Company dated April 27, 1977, and having according to said survey, the following metes and bounds, to wit:

BEGINNING at an iron pin located in the center line of said County Road at the corner of property now or formerly belonging to William A. Yeargin (said iron pin being located 1230.4 feet, more or less, in a southerly direction from the intersection of the center line of said County Road with the center line of Adams Mill Road); thence N. 85-31 E. 921.2 feet to an iron pin; thence with the line of property now or formerly belonging to Tinsley, S. 4-03 W. 605.6 feet to an iron pin; thence S. 88-21 W. 925.9 feet to an iron pin in the center line of said County Road; thence with the center line of said County Road N. 5-00 E. 465.4 feet to an iron pin; thence continuing with the center line of said County Road N. 5-37 E. 95.6 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Johnny M. Flynn and John M. Flynn dated April 29, 1977 as recorded in the RMC Office for Greenville County in Deed Book 1055 at Page 785, on May 2, 1977.

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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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