

GREENVILLE MORTGAGE OF REAL ESTATE  
JUN 23 1983  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

BOOK 1612 PAGE 333

WHEREAS, We, LLOYD R. FOX & SHIRLEY R. FOX,

(hereinafter referred to as 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 THREE THOUSAND ONE HUNDRED THIRTY-EIGHT AND 10/100----- Dollars (\$3,138.10 ) due and payable

in 36 equal monthly payments of \$109.60 each, first payment July 22, 1983, payments applied first to interest and balance to principal,

with interest thereon from date at the rate of 15-1/2 APR per centum per annum, to be paid: monthly

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 southern side of Golden Grove Circle, being known and designated as Lot No. 15 as shown on plat entitled Golden Grove Estates, dated September 7, 1971, prepared by R. D. Garrison, RLS, and recorded in the RMC Office for Greenville County in Plat Book 4R, page 1, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on southern side of Golden Grove Circle at joint front corner of Lots 15 & 16 and running thence with common line of said lots S. 25-24 E. 210 feet to iron pin; thence N. 64-36 W. 120 feet to iron pin at joint rear corner of Lots 14 & 15; thence with common line of said lots N. 25-24 E. 210 feet to iron pin on southern side of Golden Grove Circle; thence with southern side of Golden Grove Circle S. 64-36 E. 120 feet to point of beginning.

This being same property conveyed to Mortgagors herein by deed of Golden Grove Properties, Inc. on May 4, 1973, recorded in the RMC Office for Greenville County on May 9, 1973, in Deed Book 974, page 195.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
012813

400 3 45051A01

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.

3  
4  
8  
0

4328-1023