

STATE OF SOUTH CAROLINA AUG 1 4 49 PM '83
COUNTY OF GREENVILLE S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James F. Gillespie and Carolyn S. Gillespie

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, P. O. Box 1329, Greenville, SC 29602,

(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 Nineteen Thousand Three Hundred and No/100--- Dollars (\$19,300.00) due and payable

in forty-eight (48) equal, monthly installments of \$519.82 each, commencing September 8, 1983, and continuing on the same day of each month thereafter until said amount is paid in full

with interest thereon from date at the rate of 13% 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, being known and designated as Lot No. 32 of a subdivision known as Kentland Park, as shown on a plat thereof prepared by Piedmont Engineering Service, dated March, 1962, and recorded in the RMC Office for Greenville County in Plat Book XX, at Pages 44 and 45, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Kentland Lane, the joint front corner of Lots Nos. 32 and 33, and running thence along the line of these lots, S. 57-56 E. 209.1 feet to an iron pin; running thence, S. 22-15 W. 75 feet to an iron pin at the joint rear corner of Lots Nos. 32 and 31; running thence, N. 56-47 W. 216.1 feet to an iron pin on the southern edge of Kentland Lane; running thence along the southern side of Kentland Lane, N. 27-45 E. 70.0 feet to an iron pin, point of beginning.

This is the same property conveyed to James F. Gillespie and Carolyn S. Gillespie by deed of W. E. Shaw, Inc., dated March 22, 1963, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 719, at Page 412.

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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 of all 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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