

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 19 10 15 PM '84
S.G.
SLEY

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

WHEREAS, Sammie Lee Hall, a/k/a Sammie L. Hall

(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 Thirteen Thousand Three Hundred and No/100-----

----- Dollars (\$ 13,300.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with interest thereon from~~

~~the date hereof~~

~~until the same is paid in full~~

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, the Mortgagee's heirs, 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, in the City of Greenville, at the corner of Ackley Road and Rebecca Street and being known and designated in Tax District 519, Sheet 200, Block 7, Lot 1 on the Tax Books and originally conveyed to Sumlar Hall by Deed Book 299 at Page 41 on September 2, 1946, the description of the same herein incorporated by reference.

THIS is the same property as that conveyed to Sammie L. Hall by deed of Frank P. McGowan, Jr., as Master in Equity for Greenville County, recorded in the RMC Office for Greenville County in Deed Book 974 at Page 452 on May 14, 1973.

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, now known as in Tax District 519, Sheet 200, Block 7, Lot No. 1.1, currently known as No. 5 Rebecca Street, and having the approximate courses and distances as follows:

BEGINNING at an iron pin on Rebecca Street being the line of division of property now owned by H. L. Baumgardner and Sammie Lee Hall and proceeding northeast along common line of property of Baumgardner and Hall 98 feet, more or less, to a point in line of property now or formerly owned by Willie Hall Gladney, shown as in Tax District 519, 200-7-2.3; thence southeast along common line of Gladney property and property of Baumgardner approximately 94 feet to an iron pin at intersection of property of Baumgardner, Gladney, and property now or formerly owned by Frances Hall Smith shown as in Tax District 519, 200-7-2.4; thence southwest along line of division of property of Baumgardner and said Smith property 95 feet, more or less, to a point in Rebecca Street; thence northwest along Rebecca Street 76 feet, more or less, to the point of beginning.

THIS is the same property as that conveyed to Sammie Lee Hall by deed of H. L. Baumgardner recorded in the RMC Office for Greenville County in Deed Book 1025 at Page 883 on October 16, 1975.

THE mailing address of the Mortgagee herein is P. O. Box 1449, Greenville, S. C. 29602.

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY
APR 19 1984
STAMP
TAX \$ 05.32

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 is 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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