MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1661 FAGE 258

FILE TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Calvin N. Cox JOHNIE S. LAMERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust

(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 Twenty-five Thousand and no/100-----Dollars (\$ 25,000.00 ) due and payable

according to the terms of a note executed of even date herewith and incorporated herein by reference

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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 the State of South Carolina, County of Greenville and being shown as Lot 61, Section 2, on a plat of Coachman Estates prepared by Clarkson and Campbell Surveyors, Inc., and recorded in the RMC Office for Greenville County at Plat Book 4-R, Page 29, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin 205 feet Northwest of Darby Road and running thence N. 28-19 W. 80 feet to an iron pin; thence N. 61-42 E. 150 feet to an iron pin; thence S. 28-19 E. 80 feet to an iron pin; thence S. 61-41 W. 150 feet to the beginning corner.

THIS conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above-described property that are of record or that would appear by examination of the above-described property.

THIS being the same property conveyed to the Mortgagor herein by deed of John J. Stewart, et al., recorded in the RMC Office for Greenville County at Deed 1147, Page 688 on May 8, 1981.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to First Federal Savings and Loan Association recorded May 8,  $\overline{1971}$ , in the RMC Office for Greenville County in Mortgage Book 1540, Page 671, having an original balance of \$19,000.00.

> STATE OF SOUTH CAROLINA STSOUTH CAROUNA TAX COMPUSSION DOCUMENTARY

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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 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 heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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