

FILLED  
GREENVILLE CO. S. C.

BOOK 63 PAGE 40

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

AUG 16 11 18 AM '77

BOOK 1407 PAGE 179

MORTGAGE OF REAL ESTATE  
DONNIE S. TANKERSLEY  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

*Donnie S. Tankersley*  
R.M.C.

WHEREAS, Freddie Joseph Justus and Betty B. Justus

(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 Six Thousand Forty-nine and 44/100-----

-----Dollars \$ 6,049.44 due and payable in thirty-six (36) equal monthly installments of One Hundred Sixty-eight and 04/100 (\$168.04) Dollars, the first payment being due

with interest thereon from date at the rate of 12.82% ~~XXXXXXXXXXXXXXXXXXXX~~ annual percentage rate.

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 northern side of S.C. Highway #11 being shown as a 6 acre tract on a plat of the property of Myrtle D. Lindsey dated August 24, 1964, prepared by J. Q. Bruce, Registered Surveyor, recorded in Plat Book HHH at page 68 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of S.C. Highway #11 at the southwestern corner of a 1-1/4 acre tract and running thence with S.C. Highway #11 S. 49-19 W. 109.7 feet to an iron pin; thence S. 67-20 W. 200 feet to an iron pin; thence S. 77-05 W. 200 feet to an old iron pin; thence N. 36-12 W. 157.1 feet to an iron pin; thence N. 26-30 W. 220 feet to an iron pin; thence N. 55-45 E. 415 feet to an iron pin; thence N. 48-30 E. 218.7 feet to an iron pin at the northwestern corner of a 1-1/4 acre tract; thence with said 1-1/4 acre tract S. 15-14 E. 529.3 feet to an iron pin at the point of beginning.

THIS being the same property conveyed to Lloyd B. Addison, Jr. and Patricia A. Addison by deed recorded in the R.M.C. Office for Greenville County on October 31, 1969, in Deed Book 878 at page 459.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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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