

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

3:57 P.M.

BOOK 1303 PAGE 139

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

W. D. Gates, Sr., send greeting -----

WHEREAS, I, the said W. D. Gates, Sr. -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Williamston, S. C.---

(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 Eighteen hundred, ninety and 72/100 -----

Dollars (\$ 1,890.72) due and payable

Monthly at \$78.78 per month beginning March 22, 1974 -----

with interest thereon from date at the rate of 7 per centum per annum, to be paid:

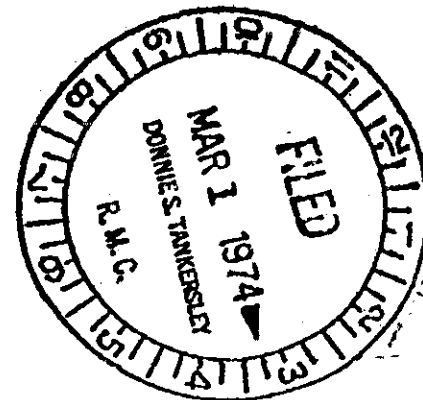
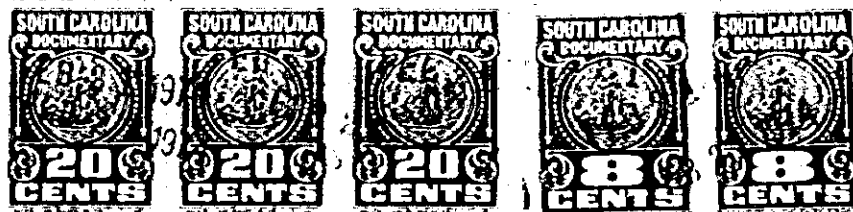
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Gantt Township, on the West side of the Old Grove Road about five miles from Greenville County Courthouse, known and designated as a part of Tract 5 and the rear portion of Tracts 4 and 6, and having, according to a plat of John A. Carson Property, made by J. Coke Smith, Surveyor, February, 1946, the following metes and bounds, to-wit:

BEGINNING at a stake on the West side of Old Grove Road at the joint front corner of Tracts 4 and 5, thence running with the joint line of Tracts 4 and 5 S. 74-30 W. 455 feet to a point; thence S. 15-30 E. 100 feet in the joint line of Tracts 3 and 4; thence with the joint line of Tracts 3 and 4 S. 74-30 W. 621 feet to an iron pin; thence with the rear line of said Tracts, N. 1-00 E. 342.4 feet to an iron pin at joint rear corner of Tracts 6 and 7; thence with the joint line of Tracts 6 and 7 N. 74-30 W. 526.9 feet to a point in line of Tracts 6 and 7; thence S. 15-7 E. 174.2 feet to an iron pin; thence N. 73-39 E. 443.4 feet to an iron pin on the West side of Old Grove Road; thence running along Old Grove Road S. 15-30 W. 50 feet to the point of beginning; being the same lot or tract of land conveyed to the Mortgagor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 812, at Page 402.

The foregoing property is conveyed subject to any and all easements and/or rights-of-way of record or as shown on the property.



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 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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