

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

GREENVILLE CO. S.C.

1391 REG 671

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

15 APR 1977 } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James M. Snead, Sr. and

Mary L. Snead

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the 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 Fifteen Thousand and 00/100----- DOLLARS (\$15,000.00) with interest thereon from date at the rate of 9% per centum per annum, said principal and interest to be repaid as follows:

Payable in successive monthly payments in the amount of \$375.00 commencing on the 8th day of April, 1977, and continuing on the 8th day of each month thereafter until remaining balance of principal and interest shall be due and payable, such monthly installments to be applied first to interest, and the balance, if any, to principal.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being known and designated as Snead tract on plat entitled Survey for Snead and Dearman, prepared by Carolina Engineering & Surveying Co., dated October 22, 1969, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in bridge in center of Chapman Road over Horse Creek and running thence with the center line of Chapman Road, S. 66-15 W., 160 feet to a bend; thence S 42-52 W, 70 feet to a bend; thence S 11-46 W, 70 feet to a bend; thence S. 55-24 W., 300 feet to a bend; thence S 11-33 E, 65 feet to a bend; thence S 25-16 E, 140 feet to a point in the center of Chapman Road, a joint front corner of Dearman tract; thence with the line of said Dearman Tract, S 89-01 W, 1098.4 feet to an iron pin; thence with Meekin Estate N 34-37 W, 384.5 feet to a point in center of Horse Creek; thence with the center line of Horse Creek, the traverse line or meanders thereof as follows: S 63-27 E, 115.9 feet; thence N 89-19 E, 98.7 feet; thence N 57-10 E, 100 feet; thence N 67-21 E, 64.6 feet; thence N 29-25 E, 48.2 feet; thence N 68-50 E, 100 feet; thence N 75-32 E, 131 feet; thence N 76-49 E 67.8 feet; thence N 20-43 E, 52.5 feet; thence N 63-59 E, 281.4 feet; thence N 47-33 E, 100 feet; thence N 50-51 E, 147 feet; thence S 80-43 E, 190.1 feet; thence S 62-33 E, 100 feet to the beginning corner, containing 12.6 acres, more or less.

This is the same property conveyed to Mortgagor by deed of Mary Henry Chapman dated October 27, 1969 and recorded in the RMC Office for Greenville County, S. C. on October 27, 1969 in REM Book 878 at Page 307.

DOCUMENTARY STAMP TAX 306.00

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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