

1425 00449

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, CLAY S. ALDEBOL AND PATRICIA O. ALDEBOL

(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

Four Thousand Two Hundred and No/100-----

----- Dollars (\$ 4,200.00) due and payable

in sixty (60) equal monthly installments of Eighty Seven and 19/100 (\$87.19) Dollars per month, the first payment being due on April 8, 1978, and each payment thereafter being due on the 8th of each month.

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

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, being on the southern side of Circle Road, and being shown as 2.46 acres on plat of property of Venture Associates made by C. O. Riddle, Surveyor, dated September 3, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5V, Page 83, reference to which is hereby craved for a metes and bounds description. See below for metes and bounds description.

This is the same property conveyed to the mortgagors by deed of Dee Smith Company, Inc. recorded in the R.M.C. Office for Greenville County on March 6, 1978, in Deed Book 1025, Page 69.

BEGINNING at a point in the center of Circle Road, joint corner of property herein conveyed and other property of Dee Smith Company, Inc. running thence with center of said road the following: N 19-32 E, 106.9 feet; N 33-07 W, 310 feet; N 77-57 W, 79.9 feet; thence S. 85-52 W, 32.6 feet to a point joining front of prop. formerly conveyed to Ellen Pinson Butler; running thence with joint property lines S 26-17 W, 388 feet to an iron pin at joint corner of Butler prop. formerly conveyed and other property of Dee Smith Company, Inc.; thence with the Circle Road property herein conveyed and other Smith property S. 86-19 E, 416.95 feet to a point in center of Circle Road to the point of beginning.

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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 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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