

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

JUL 23 10 52 AM '78

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. TANKERSLEY
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: HENRY C. EATON

(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 EIGHT THOUSAND NINE HUNDRED FORTY FOUR AND 80/100

DOLLARS (\$ 8,944.80).

due and payable in 60 consecutive monthly installments of \$149.08 each to be applied first to interest, which has been added to the principal above, and then to principal, payments to commence September 1, 1978 and continuing on the first day of each and every month until paid in full.

with interest thereon from date at the rate of SEVEN (7%) /per centum per annum, to be paid: COMPUTED AND PAYABLE MONTHLY. PAYABLE - AS STATED ABOVE.

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 piece, parcel or lot of land lying and being located in Oaklawn Township, Greenville County, South Carolina, near Pelzer and on the South side of Highway 8 leading from the Ware Place to Pelzer, and being the Eastern part of the Mary Ellen Austin King home place, the lot herein conveyed is described as Lot "B" on Plat made by F. E. Ragsdale, Surveyor, January 24, 1970, to be recorded in the R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on Ada Bennett line, and joint corner of Lots "A" and "B" as shown on said Plat and running thence along the Eastern line of Lot "A" N. 11-30 E. 184.8 feet to a cap in center of Highway No. 8, iron pin on south side of Highway 8, 34.6 feet from center of highway, thence along center of highway S. 86-56 E. 643 feet to cap in center of Highway, iron pin 31 feet from center of highway; thence along Truman Lollis line S. 18-00 W. 620 feet to iron pin; thence S. 84-30 W. 9.2 feet to iron pin on Fred King line; thence along the Fred King line N. 40-06 W. 491.8 feet to iron pin, thence N. 54-36 W. 193.0 feet to iron pin; beginning corner, containing 5.46 acres more or less, according to the above survey and plat, bounded on the North by S.C. Highway 8, on the East by land of Truman Lollis, on the south Fred King and Ada Bennett, and on the West by Lot "A", this Plat; Less, however, that 1.46 acre tract conveyed out of this tract by the deed of H. C. Eaton and Ruth Eaton to R. E. Patrick, Jr., dated December 5, 1970, recorded in Deed Book 904, at Page 379 on December 14, 1970 and described as follows:

BEGINNING at a point in the center line of South Carolina Highway No. 8 at the joint corner of this property and property now or formerly of King which point is southeast 192 feet from the intersection of this highway and South Carolina Highway #23-52 and running thence with the center line of Highway #8, S. 82-56 E. 235 feet to line of property now or formerly of Mary Ellen Austin King; running thence with that line S. 7-04 W. 351.1 feet to an iron pin; running thence N. 40-06 W. 109.6 feet to an

(Continued on Reverse Side)

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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