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

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } 6 10 53 AM '7
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES W. SWITZER AND BETTY R. SWITZER

(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 TWENTY EIGHT THOUSAND THREE HUNDRED SEVENTY AND 40/100 DOLLARS ($ 28,370.40),

due and payable in one hundred twenty (120) consecutive monthly payments of $236.42 each, to be applied first to interest which has been added to the principal above, and then to principal, with the first payment being due and payable on 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: 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, Oaklawn Township, fronting Stoddard Road near Augusta Road, below Ware Place, containing 3.07 acres and having, according to a plat entitled "Property of Charles W. Switzer", made by J. L. Strickland, R.L.S., September, 1976, the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of Stoddard Road and running thence with the joint line of property of Kenneth L. and Rebecca T. Dunlap N. 14-33 W. 224.9 ft. to an iron pin; thence N. 21 W. 68.6 ft. to an iron pin in a branch; thence down the branch is a line, the chord of which is N. 8-10 W. 198.4 ft. to an iron pin in said branch; thence still with the branch is a line, the chord of which is N. 6-03 W. 155 ft. to an iron pin in said branch; thence still with the branch is a line, the chord of which is 55 feet, more or less, to an iron pin in said branch, which iron pin is 37.4 feet from the old iron pin S. 76-47 W. of such pin; thence N. 76-47 E. 220.7 ft. to an iron pin; thence with the line of property of the Grantor S. 2-17 E. 536.3 feet to an iron pin; thence S. 31-00 E. 39 ft. to a point; thence S. 76-53 W. 133 ft. to an iron pin; thence S. 39-07 E. 145 ft. to a point on the North side of Stoddard Road; thence with the North side of said road, S. 76-53 W. 128.5 feet.

The above described property is subject to any and all rights-of-way or easements of record or as may appear on the property.

The above described property is the same conveyed to the Mortgagors by the Deed of T. Irving Campbell recorded March 16, 1978 in Deed Book 1075, at page 422, and being dated March 13, 1978.

and all rights, members, hereditaments and appurtenances to the same belonging 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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