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GREENVILLE CO. S. C.
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VOL 1471 PAGE 415

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, J. Paul Poston and Leta T. Poston

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co., Piedmont, 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

Forty Four thousand sixty one and 14/100 Dollars (\$ 44061.14) due and payable
ON DEMAND.

with interest thereon from June 21, 1979 at the rate of 11.50 per centum per annum, to be paid: Semi-annually.

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 lot of land lying in the State of South Carolina, County of Greenville, in Grove Township, containing 1.37 acres, more or less, designated as Lot No. 14 on a plat of Section I of Belle Terre Acres, recorded in the RMC Office for Greenville County in Plat Book 000 at page 105 and having the courses and distances shown on said plat as follows:

BEGINNING at an iron pin on the southeasterly edge of West Fairway Drive, joint front corner of Lots 13 and 14 and running thence along the edge of said Drive N 50-07 E 49 feet to an iron pin; thence still with said Drive N 47-07 E 125 feet to an iron pin; thence N 42-40 E 75 feet to an iron pin at the joint corners of Lots 14 and 15; thence S 50-28 E 250.1 feet to an iron pin on East Fairway Drive; thence along said Drive S 48-11 W 250.7 feet to an iron pin; thence N 50-13 W 242.1 feet to the point of beginning.

This conveyance is made subject to all easements, restrictions, setback lines, roadways and rights of way, if any, affecting the described property.

This is the identical property conveyed to the grantor by deed of Edna K. Cobb recorded in the RMC Office of Greenville County, S.C. in Deed Book 1130, page 316 on April 11, 1979.



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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