

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILE  
GREENVILLE CO. S.C.  
MAR 14 4 17 PM 1968

BOOK 1086 PAGE 401

MORTGAGE OF REAL ESTATE

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Carroll V. Bing, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company of Greenville, South Carolina

(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

THIRTY THOUSAND

Dollars (\$ 30,000.00) due and payable

On Demand with Interest at the Rate of Seven Percent (7%), payable Quarterly.

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

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 those certain pieces, parcels, and Lots of land situate and lying in Greenville Township, Greenville County, State of South Carolina, with all the improvements thereon, or hereafter constructed thereon, situate at the intersection of Worley Road and S. C. By-Pass Highway 291, being known and designated as Lots 43 and 45, Tax District 240, Sheet 174.2, Block 6, Office of the Auditor for Greenville County, the same being shown together on a Plat of property of Dr. Carroll V. Bing, Jr., dated March 9, 1968 by C. O. Riddle, Registered Surveyor, the same being of Record in Plat Book XXX at Page 61, Office of the R. M. C. for Greenville County and when described together have the following metes and bounds:

BEGINNING at an iron pin on the Westside of worley Road and running thence S. 33-56 E. 49.7 feet to an iron pin; thence S. 30-56 E. 51.9 feet to an iron pin on a chord at intersection of Worley Road and By-Pass 291; thence along a chord S. 26-22 W. 4.4 feet to an iron pin; thence S. 87-18 W. 209.7 feet (chord) along the right of way line of By-Pass 291 to an iron pin; thence N. 0-02 E. 38.2 feet to an iron pin; thence S. 84-15 W., 185 feet to an iron pin in or near a Road; thence N. 35-19 E. 49.8 feet to an iron pin; thence N. 82-50 E. 314.6 feet (I. P. to I. P.) to the point of Beginning on Worley Road.

BEING the same premises conveyed to Benjamin F. Bowens in two separate Deeds recorded in Deed Volume 271, Page 342 and in Deed Volume 600, Page 49. B. F. Bowen and Benjamin F. Bowens are the same person. Being the same property conveyed to Carroll V. Bing, Jr. this date by Benjamin F. Bowens, also known as B. F. Bowen.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.