



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, I, Loyd G. Roberts

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, 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

Three thousand eight hundred forty and 84/100 - Dollars (\$ 3,840.84) due and payable in thirty - six monthly installments of \$106.69 per month, the first due and payable on October 22, 1975 with a like amount due on the 22nd day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 12.76 per centum per annum, to be paid: in advance

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

ALL that piece, parcel or tract of land situate, lying and being in Grove Township, State of South Carolina about two miles from the Town of Piedmont and the North side of Dalton Road , containing 2.5 acres , more or less, and having , according to a plat by J. R. McClure dated October 2, 1970 , designated as Tract 7 , the following metes and bounds , to - wit :

BEGINNING at a stake on existing road and running thence with said road S 21-28 ' W 255.25 feet to an iron pin in the center of road ; thence S 29-15' E. 280 feet to an iron pin ; thence N. 69-50 ' E. 204.20 feet to an iron pin ; thence N. 6-20' W. 50 feet to an iron pin ; thence N. 3-30 ' W. 278.68 feet to an iron pin ; thence N. 68-32 W. 228.40 feet to beginning .

This is a portion of property conveyed to John B. Gwynn by the estate of Kelly Washington Taylor by deed dated June 16, 1970 and recorded in R. M. C. Office for Greenville County , S. C. in Deed Book 892 , Page 182.

For Plat see Plat Book 4G 131.

This is the same property conveyed to Loyd G. Roberts by deed of John B. Gwynn , deed dated October 23, 1970 , recorded in the R. M. C. Office for Greenville County in Book 909 of Deeds, page 519.



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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