

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
MORTGAGE OF REAL ESTATE
1400 688
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Tri-City Service, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company (P. O. Box 189) (Piedmont, S. C. 29673)

(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-two Thousand Five Hundred and no/100 Dollars (\$ 22,500.00) due and payable

in sixty (60) equal monthly payments of Four Hundred Sixty-seven and 07/100 (\$467.07) Dollars each, to be applied first to interest with balance to principal, the first payment being due July 15, 1977, with a like amount due on the 15th day of each month thereafter until paid in full, with interest thereon from date at the rate of nine per centum per annum, XXXXX.

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, in Grove Township, containing 2.25 acres, more or less, and being the same property conveyed to the Trustees of Rehobeth School District No. 4-E by deed recorded in Volume 218 at page 108."

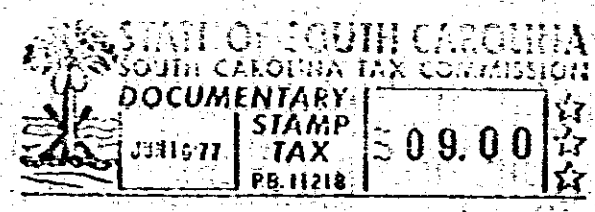
ALSO: "ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, and being the same property conveyed to the Trustees of the Rehobeth School District No. 4-E and recorded in Volume 218 at page 109."

BEGINNING at the center of a public road at the joint front corner of an 18-foot driveway, now or formerly belonging to W. S. Coward and running thence S. 28 1/4 W. 330 feet to a stake; running thence along other property of Coward N. 43 1/2 W. 417.7 feet to a stake; running thence N. 28 1/4 E. 330 feet to the center of a public road; running thence along said public road, the following courses and distances: S. 42 1/4 E. 233.6 feet to an angle; S. 45 E. 184.1 feet to the beginning corner. See Plat Book I at page 145.

THIS being the same property conveyed to Bill L. Galloway by deed of William M. Watts and Leonard R. Summey, recorded in the R.M.C. Office for Greenville County on May 10, 1972, in Deed Book 943 at page 125.

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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.

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