

12 23 1971

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Charles T. Sumpter and Carlene W. Sumpter

(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 ---Seven Thousand Four Hundred Twenty Five and NO/100---

Dollars (\$ 7,425.00) due and payable

as set forth in collateral installment note executed herewith,

with interest thereon from date of maturity at the rate of eight per centum per annum, to be paid: on demand,

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 O'Neal Township and being known and designated as Tract No. 20 on plat of O'Neal Acres, said plat being recorded in the RMC Office for Greenville County, in Plat Book 000 at page 19 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Wansley Road, joint front corner of Tracts Nos. 19 and 20 and running thence with the common line of said lots, S. 68-38 E. 374.5 feet to the center of a creek; thence along the center of the creek as the line, the traverse line being N. 27-13 E. 139.2 feet to a point; thence continuing with the center of the creek as the line, the traverse line being N. 2-28 E. 109.3 feet to a point; thence continuing with the center of the creek as the line, the traverse line being N. 48-52 W. 96.5 feet to a point; thence from the center of said creek, N. 54-26 E. 12 feet to an iron pin; thence with the common line of Tracts Nos. 20 and 21, N. 60-30 W. 250.2 feet to an iron pin on the southeastern side of Wansley Road; thence with said road, S. 22-36 W. 310 feet to the point of beginning.

The foregoing described property is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting said property.

This is that same property conveyed to Mortgagors by deed of Shirley B. Ritz this date and to be recorded herewith.

Mortgagor's Address: 42 E. Lash Estates, Taylors, S.C. 29687

Mortgagee's Address: P. O. Box 1329, Greenville, S.C. 29602

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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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