

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 28 2 34 PM '78
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, **Tommy E. Long and Mary Long**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Southern Bank and Trust Company**

(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 **Four Thousand and No/100**

----- Dollars (\$ **4,000.00**) due and payable
Ninety and No/100 Dollars (\$90.00) per month beginning May 1, 1978 and Ninety and No/100 Dollars (\$90.00) on the 1st day of each and every month until paid in full.

with interest thereon from **hereon** at the rate of **12.50** per centum per annum, to be paid: **Monthly**

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**, being shown as **Lots 38 and 39 on plat of property of H. G. Stevens**, plat of which is recorded in Plat Book M, Page 9 and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the East side of Buckhorne Road at the joint-front corner of Lots 39 and 40 and running thence with the line of said lots, N. 87-30 E., 185.4 feet; thence S. 2-30 E., 140 feet; thence S. 87-30 W., 184.6 feet to a point on Buckhorne Road; thence with Buckhorne Road N. 2-57 W., 140 feet to the point of beginning.

This conveyance is made subject to any and all existing and recorded easement, rights of way and restrictions and zoning ordinances affecting said property.

Derivation: Paul K. Schroder, Deed Book 860, Page 596, recorded on January 24, 1969.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY STAMP TAX
\$ 01.60
PB. 11219

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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