

MORTGAGEE'S ADDRESS: P. O. Box 128, Fountain Inn, S. C. 29644

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

CONNIE S. TAYLOR BERRY  
R.M.S.

WHEREAS, WINGARD BERRY AND LOUISE S. BERRY,

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

THE PALMETTO BANK,

(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 Thousand and No/100 ----- Dollars, \$ 20,000.00 ; due and payable

on demand

with interest thereon from date at the rate of Nine <sup>1</sup>(9%)<sub>per centum</sub> 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, and on the North side of Andrews Road near its intersection with the Babbtown or Greenpond Road in Fairview Township, and being more particularly described as follows:

BEGINNING at an iron pin in the northern edge of Andrews Road at joint front corner with now or formerly Kellett property, said pin measuring a distance of 495.66 feet S. 84-35 E. of an iron pin in the western edge of the Babbtown or Greenpond Road at its intersection with said Andrews Road; and running thence N. 84-35 W. 210 feet down the Andrews Road to a point; thence leaving the Road and running with line of other property of Marvin E. Pressley N. 1-50 W. 210 feet; thence turning and running S. 84-35 E. 210 feet with joint line of other property of Marvin E. Pressley to a point on line of now or formerly Kellett property; thence with the Kellett line S. 1-50 E. 210 feet to an iron pin, the beginning point; and bounded by Andrews Road; other property of Marvin E. Pressley; and land now or formerly belonging to Kellett.

This being the same property conveyed to the Mortgagors herein by deed of Martin E. Pressley, dated January 21, 1978, and recorded on January 27, 1978, in the RMC Office for Greenville County in Deed Book 1072, at Page 697.

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Together with all and singular rights, members, hereditaments, 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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