mortgage of real estate -GREENVILLE CO. S. C.

800x 1433 #5£293

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

UN 26 2 54 PH TO MORTGAGE OF REAL ESTATE

SOUTHE S. TANKERSLEY WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. WE, HERBERT BREWER AND MARGARET BREWER

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagor's 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, bying and being in the State of South Carolina, County of Greenville, on the northerly side of Paris Mountain Road containing 2.23 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southerly side of S. C. Highway #253 (also known as State Park Road) and running thence S. 07-50 W. 175.6 feet to a sweet gum; thence S. 82-35 W. 625 feet to an iron pin; thence S. 00-30 E. 501 feet to an iron pin on the northerly side of Mountain Creek Road; running thence with said Road, N. 83-45 W. 129.4 feet to an iron pin; thence N. 10-00 E. 200 feet to an iron pin; thence N. 01-00 E. 461.5 feet to an iron pin on the southern side of S. C. Highway #253 (also known as State Park Road); thence following said Road in a northeasterly direction to the point of beginning.

THIS is the identical property conveyed to the Mortgagor by Deed of Jack L. Pollard, Jr., being recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1077 at Page 695 on April 25, 1978.

MORTGAGEE'S ADDRESS: P. O. Box 544

Travelers Rest, South Carolina 29690

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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 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 such fixtures and equipment, other than the Nusual 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 heireinabove described it ree 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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