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GREENVILLE CO. S. C.

BOOK 1437 PAGE 100

STATE OF SOUTH CAROLINA  
COUNTY OF

3 2 17 PM '83  
BY THE S. TANKERSLEY  
R.M.C.

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

WHEREAS, J. D. STYLES

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 Ten Thousand and No/100

Dollars (\$ 10,000.00 ) due and payable

on June 3, 1983 in quarterly installments of Five Hundred and No/100 Dollars (\$500.00) commencing October 3, 1978.

with interest thereon from hereon at the rate of 9 per centum per annum, to be paid: Quarterly

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, Gneal Township, located at Locust Hill, lying on the south side of the Buncombe Road (now State Highway No. 415) being bounded on the north by the said road, on the east and south by other lands of Corrie B. Ingram, and on the west by the present lot of J. D. Styles and lands of D. G. Cox, and being a part of tract No. 1 as shown on plat of property of T. P. and Nancy E. Barbare Estate made by H. S. Brockman, Surveyor, April 5, 1937, and having the following courses and distances, to wit:

BEGINNING on a point on the south edge of the surfacing of the said road, joint corner of the present lot of J. D. Styles, and runs thence with the J. D. Styles east line, S. 16-45 W. 350 feet to a stake, joint corner of J. D. Styles; thence with the rear line of J. D. Styles lot N. 59-00 W. 85 feet to a stake on the D. G. Cox line; thence with the D. G. Cox line, S. 16-45 W. 150 feet to an iron pin on the said line; thence a new line, S. 59-00 E. 100 feet to an iron pin, new corner; thence another new line, N. 16-45 E. 373 feet to an iron pin; thence N. 14-40 E. 127 feet to a nail in the south edge of the surfacing of the said road; thence with the south edge of the surfacing of the said road, N. 59-00 W. 10 feet to the beginning corner, containing forty-five one hundredths (0.45) on one acre more or less.

This is the same property conveyed to me by Corrie B. Ingram by deed dated June 29, 1956 to be recorded in R. M. C. Office for Greenville County.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in said County and State, O'Neal Township, located at Locust Hill, lying on the south side of the Buncombe Road (now State Highway 415), being bounded on the north by said road, on the east by other lands now or formerly of Corrie B. Ingram, on the south by other lands of Corrie B. Ingram, and on the west by lands of D. G. Cox, and being a part of Tract No. 1 as shown on plat of the property of the T. P. and Nancy E. Barbare Estate made by H. S. Brockman, Surveyor, April 5, 1937, and having the following courses and distances, to wit:-

BEGINNING on a point in the southern edge of the surfacing of the said Buncombe Road, joint corner of D. G. Cox land, and running thence with the Cox line, S. 16-45 W. 350 feet to an iron pin on the said line (an iron pin also on the south bank of the road at 11 feet) thence on a new line, S. 59-00 E. 85 feet to an iron pin; thence on a line pallel with the Cox line, N. 16-45 E. 350 feet to a point in the southern edge of the surfacing of the said Buncombe Road (iron pin back on line at 11 feet on the south bank of the road); thence with the southern edge of the surfacing, N. 59-00 W. 85 feet to the beginning corner, containing 0.68 acres, more or less.

This is the same property conveyed to me by Ned Foster by deed dated November 3, 1955, recorded in R.M.C. Office for Greenville County in Book 538, page 211.

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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