MORTGAGE OF REAL ESTATE

BOOK 1450 PAGE 994

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, D. WAYNE GORE AND JOYCE E. GORE

(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

FIFTEEN THOUSAND AND NO/100 Dollars ($15,000.00) due and payable

According to the terms thereof, said note being incorporated herein by reference thereto

with interest thereon from XXXXXXXXX XXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXX:

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 Bates Township lying on the western side of Dacusville Road same as S.C. Highway 186 containing 10.68 acres, inclusive of the Duke Power Company right-of-way of 1.38 acres as shown on plat entitled "Plat of Property John M. Kidd & Alice Kidd, Bates Twp., Greenville Co., South Carolina dated January 15, 1962 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Dacusville Road, same as S.C. Highway 186, at the intersection of Freeman Bridge Road and running thence with the center of Dacusville Road, S. 27-22 E., 600.0 feet to an iron pin in center of said road; thence continuing with center line of said road, S. 8-34 E., 323.5 feet to an iron pin at the joint front corner of within tract and property of James O. Staton; thence turning and running along property of Staton, N. 57-00 W., 820.8 feet to an iron pin; thence continuing with Staton property, S. 74-15 W., 561.0 feet to an iron pin joint rear corner of within tract and property of James O. Staton and Robert and Stella Murr; thence along property of Robert and Stella Murr, N. 42-40 E., 948.0 feet to an iron pin in the center line of Freeman Bridge Road, joint front corner of within tract and property of Robert and Stella Murr; thence turning and running with the center of Freeman Bridge Road, S. 61-40 E., 292.0 feet to the point of beginning.

THIS being the identical premises heretofore conveyed to the mortgagors by Deed of Alice Kidd dated October 10, 1978 and recorded October 11, 1978 in Deed Book 1089 at Page 724 in the Greenville County R.M.C. Office.

The mailing address of the mortgagee herein in : P.O. Box 544
Travelers Rest, S.C. 29690

STAMP TAX 06.

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 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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