

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS GERALD SIZEMORE

(Hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(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

FOURTEEN THOUSAND, NINE HUNDRED SEVENTY ONE AND 32/100 Dollars (\$ 14,971.32 ) due and payable

according to the terms thereof, said note being incorporated herein for reference.

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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:

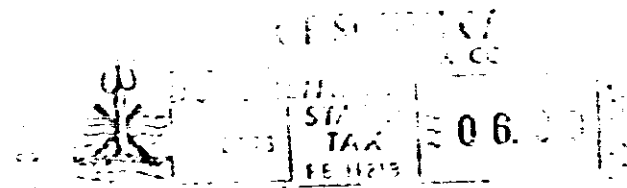
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, State of South Carolina, on Chinquapin Road, adjoining the Cross Plains Baptist Church property and shown on a plat made by Carolina Surveying Company on the 19th day of July, 1978, and having the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Chinquapin Road at the corner of the property to be conveyed and the property of Max Rice and running thence down Chinquapin Road North 51-13 West 80 feet; thence continuing with the center of said road North 51-13 West 210 feet; thence North 45-51 West 66.1 feet; thence North 43-50 West 109.1 feet; thence North 39-01 West 167.5 feet; thence continuing with said road North 42-35 West 249.3 feet; thence North 38-57 West 93 feet; thence with the Cross Plains Baptist Church property line North 27-41 East 188 feet; thence North 27-27 East 61.9 feet; thence North 62-58 West 200 feet; thence North 32-49 East 890.7 feet to the Lucille M. Sullivan property; thence with the Sullivan property line South 68-18 East 858.8 feet; thence South 65-54 West 286 feet; thence South 13-06 West 185 feet; thence South 51-21 West 125 feet; thence South 28-04 West 262 feet; thence South 59-56 West 74 feet; thence South 4-22 West 64 feet; thence South 34-08 West 318.3 feet; thence South 52-06 East 368 feet; thence South 31-27 West 230 feet to the point of beginning.

THIS BEING the identical premises conveyed to Thomas Gerald Sizemore by deed of Annette G. Lister, Attorney in fact for C.L. Lister and recorded in Deed Book 1091 at Page 930 in the RMC Office for Greenville County, on November 15, 1978.

MORTGAGEE'S ADDRESS:

P.O. Box 544  
Travelers Rest, S.C.



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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