

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, CHARLES E. FOX AND ALDA P. FOX

hereafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

hereafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of

FIVE THOUSAND THREE HUNDRED NINETY-SIX AND 16/100

Dollars \$5,396.16 due and payable

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

~~XXXXXXXXXXXX~~

~~XXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to it for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs and any other purposes.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the above debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee and well and truly paid by the Mortgagee at and before the making and delivery of these presents, the Mortgagee has granted, conveyed, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, assigns and assigns:

ALL that certain piece, parcel, or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, containing 0.30 acre, more or less, as shown on plat entitled "Plat of Property deeded to Willie Scott" prepared by Terry T. Dill, RLS, dated June 10, 1978, and recorded in Plat Book 6R at Page 4 of the RMC Office for Greenville County, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at the joint corner of this property and property owned by Grantor on the northern side of a proposed 50 ft. road and running thence along said Road, N. 64-51 W 60 feet; thence turning and leaving the said road running, N. 14-46 E 223 feet to an iron pin in line of other property of Grantee; thence turning and running, S 65-14 E 60 feet to an iron pin; thence turning and running with the common line of this property and property now or formerly owned by Holmes, S 14-46 W 223.3 feet, more or less, to the point of beginning.

ALSO: ALL that certain piece, parcel, or tract of land in the State of South Carolina, County of Greenville, Chick Springs Township, containing 6.70 acres, more or less, and being shown on plat entitled "Plat of Property of Willie Scott" prepared by Terry T. Dill, RLS, dated June 7, 1978, and recorded in Plat Book 6R at Page 6 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the southeastern corner of this tract and the southwestern rear corner of property now or formerly belonging to Ialmadge L. Holmes, said point being S 74-55 W 538.5 feet and N 64-59 W 288 feet from the center of Meadow Fork Church Road, and running thence N 64-59 W 312 feet to an old iron pin; thence turning and running N 15-30 W 251 feet, N 06-30 E 252 feet to an old iron pin; thence turning and running N 87-06 E 474 feet to an old iron pin; thence running S 02-22 E 200 feet and S 17-27 W 572 feet to the point of beginning.

THIS being the identical premises conveyed to Mortgagors by deed of Willie Scott recorded in Deed Book 1094 at Page 321 in the RMC Office for Greenville County, S.C. on Dec. 27, 1975.

MORTGAGOR'S ADDRESS: P.O. BOX 544
TRAVELERS REST, S.C. 29690

Together with all and singular rights, members, benefits, 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 fixtures, plumbing, and heating 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, assigns and assigns, forever.

The Mortgagor warrants that it is lawfully seized of the premises hereabove described in one single absolute title, that it has good right and is lawfully and rightfully seized, convey or convey under the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and sing for the said premises unto the Mortgagee, forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

4328 RV-21
6237