MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.,

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
9 3 22 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Billy E. Addison and Annie A. Addison

(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

Seven thousand five hundred and 00/100----------Dollars ($7,500.00) due and payable

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

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, being shown as Tract 5 on plat of Property of T. Walter Brashier, recorded in the RMC Office for Greenville County in Plat Book 7-A at page 46, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of S. C. Highway 414 in the center of said road at the joint front corner of Tract 5 and property of Blair, and running thence with the line of said property S. 57-50 W. 47.7 feet to an old iron pin in the line of Tract 5 and Blair property; thence along the line of said property N. 48-50 W. 621 feet to an old stone, joint corner of Tract 5, property of Blair and property of Youngblood; thence along the line of Tract 5 and Youngblood property S. 76-24 W. 54.4 feet to an iron pin at the joint rear corner of Tracts 5 and 4 and in the line of property of Youngblood; thence along the line of Tracts 4 and 5 S. 31-46 E. 775.2 feet to an iron pin in the center of S. C. Highway 414, joint front corner of Tracts 4 and 5; thence along the center of said highway N. 50-33 E. 200 feet to an iron pin; thence continuing with the center of said highway N. 11-22 E. 100 feet to an iron pin in the center of said highway; thence continuing with the center of said highway N. 9-28 W. 66.8 feet to an iron pin in the center of S. C. Highway 414, the point of beginning.

This is the same property conveyed to the mortgagor by deed of T. Walter Brashier dated April 4, 1979 and recorded in the RMC Office for Greenville County in deed book 1100 at page 120 on April 9, 1979.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
APR-9'79
P.B. 11218
03.00

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 heireinabove 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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