

923 N. Poinsett Hwy, Travelers Rest, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

VOL 1469 PAGE 981

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Samuel Willis Medlin and Martha F. Medlin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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

Twenty Thousand and No/100----- Dollars, \$ 20,000.00, due and payable one (1) year from date; At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgage shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever;

with interest thereon from date at the rate of ten per centum per annum, to be paid at maturity.

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, on the eastern side of the Geer Highway, near the Town of Travelers Rest, being shown as Lot No. 1 on a revised plat of the property of N. O. McDowell made by N. O. McDowell, Jr., June 20, 1947, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book B, at page 46 and Plat Book B at page 75, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the eastern side of Geer Highway at corner of Lot No. 2 and running thence with line of said lot N. 37-23 E. 638 feet to a stake; thence N. 27 W. 175 feet to a stake; thence N. 87-W. 202 feet to a stake; thence S. 32- 25 W. 217.8 feet to a stake; thence S. 55 E. 158 feet to a stake; thence S. 32-30 W. 396 feet to a stake on Geer Highway; thence with eastern side of Geer Highway in a southerly direction 100 feet to the beginning corner.

This being the same property conveyed to Samuel Willis Medlin and Martha F. Medlin by deed of Jessie E. League and Allen League recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 580, at page 176 on July 11, 1957.

ALSO: ALL that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, on the eastern side of Geer Highway, between Renfrew, S. C. and Marietta, S. C., being a portion of Lot No. 2 as shown on plat of N. O. McDowell property made by N. O. McDowell, Jr. on the 20th day of June, 1947, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "B", at page 46, and having the following metes and bounds, according to said plat, to-wit:

BEGINNING at a stake on the eastern side of the Geer Highway at the intersection of an unnamed street and running thence with the north-west side of said street in a northeasterly direction 165.4 feet to a stake at corner of property of Arch B. Crain; thence with line of said property N. 62-00 W., 124.74 feet to a stake; thence S. 37-25 W. 122.84 feet to a stake on Geer Highway; thence with the northeastern side of Geer Highway 114 feet to the beginning corner, being the same property conveyed to Sam Medlin and Martha Medlin by deed recorded in Deed Book 898, at page 131 on September 10, 1970.

(Description continued on Schedule A attached)

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

GCTO
--- 1 JN1379 043

3.0001

4328 RV-2