

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
10 35 AM '79
R.M.C.

MORTGAGE OF REAL ESTATE

1480 476

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Donald J. Schmauch and Bobbie A. Schmauch,

(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 Fifty Thousand and No/100-----

----- Dollars (\$50,000.00) due and payable

as set out in the note of even date which this mortgage secures.

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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:

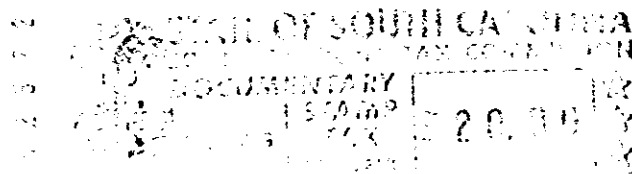
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, lying and being on the northerly side of Milford Lane, near the City of Greenville, and being shown as Lot No. 105 on the plat of the property of Woodfields, Inc., as recorded in the RMC Office for Greenville County, S.C., in Plat Book S, at Page 113, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northerly side of Milford Lane at the joint front corner of Lots 100 and 105, and running thence along the line of Lot 100, N. 51-26 W. 127.1 feet to an iron pin; thence along the rear lines of Lots 98 and 97, N. 42-17 E. 98.8 feet to an iron pin at the rear corner of Lot 106; thence along the line of Lot 106, S. 37-37 E. 135.2 feet to an iron pin on the northerly side of Milford Lane; thence along the northerly side of Milford Lane, S. 52-23 W. 17.5 feet to an iron pin; thence continuing along the northerly side of said Lane, S. 46-54 W. 52.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of David H. Haring and James E. Haring dated July 6, 1976, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1040, at Page 157.

ALSO, ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, in Gantt Township, being known and designated as Lot No. 106 according to plat of property of Woodfields, Inc., a subdivision located on the southwest side of the Augusta Road, said lot having the following metes and bounds according to plat of Dalton & Neves, Engineers, recorded in the RMC Office for Greenville County in Plat Book S, at Page 113, to-wit: BEGINNING at an iron pin on the northern side of Milford Lane at the joint front corner of Lots 105 and 106 and running thence along the line of Lot 105, N. 37-37 W. 135.2 feet to an iron pin at the rear of Lot 105; thence, N. 42-17 E. 80.9 feet to an iron pin; thence, S. 37-37 E. 148 feet to an iron pin on Milford Lane; thence along Milford Lane, S. 52-23 W. 80 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of William L. Mitchell, Jr., dated June 17, 1950, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 412, at Page 373.

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Together with all and singular rights, members, herditaments, 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.

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