

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
SEP 27 10 05 AM '79
DORRIS TANNERSLEY
R.M.C.

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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B. J. FULLER AND DAVID D. ARMSTRONG

(hereinafter referred to as Mortgagor) is well and truly indebted unto
THE SOUTH CAROLINA NATIONAL BANK

(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 One Hundred Twelve Thousand Three Hundred Thirty-One

and 12/100ths ----- Dollars (\$ 112,331.12) due and payable

ninety-one (91) days from the date of this mortgage with 14.25% add-on interest included
in the total (net of \$108,477.21)

~~with interest the same from ----- at the rate of -----~~

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

ALL that certain piece, parcel or tract of land situate, lying and being within the City limits of Taylors, County of Greenville, State of South Carolina, said parcel of land containing approximately 1.89 acres, and lying on the Southwestern side of St. Mark's Road, and on the Eastern side of Taylors Bridge Road and being fully shown by that certain plat of Terry T. Dill, Registered C. E. and L. S., dated July 26, 1971, duly of record in the RMC Office of Greenville County, South Carolina, said property being more particularly described as follows:

BEGINNING at the Northernmost corner at the intersection of Taylors Bridge Road and St. Mark's Road, thence along the Southwestern side of St. Mark's Road, South 33 degrees 33 minutes East Two Hundred Thirty-Eight (238) feet to iron pin corner and continuing South 35 degrees 28 minutes East Two Hundred Twelve (212) feet to iron pin corner, thence South 55 degrees 48 minutes, West One Hundred Fifty and Two-Tenths (150.2) feet to iron pin corner, thence South 36 degrees 52 minutes East Fifty (50) feet to iron pin corner, thence North 62 degrees 06 minutes West Fifty-Six and One-Tenth (56.1) feet to an iron pin; thence continuing North 54 degrees 32 minutes West One Hundred Two and Four-Tenths (102.4) feet to an iron pin; thence continuing North 68 degrees 44 minutes West One Hundred Sixty-Seven and One-Tenth (167.1) feet to an iron pin, thence North 29 degrees 19 minutes East Twenty-Three and Four-Tenths (23.4) feet to a point in Taylors Bridge Road; thence along a line in said road North 19 degrees 40 minutes East Three Hundred Forty-Nine (349) feet to the point of beginning.

This being the property conveyed to B. J. Fuller and David D. Armstrong by deed of Beth A. Jones, dated and recorded November 3, 1978, in the R.M.C. Office of Greenville County, South Carolina, in Deed Book 1091, at Page 215, less, however, a certain parcel included in the above referenced deed, but not subject to this mortgage.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

Mortgagors Address PO Box 969, Greenville, SC 29602

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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, ail 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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