

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S.C. 1483 11/25/79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
P.O. Box 8, Greenville, S.C.

RECORDED
NOV 25 AM '79
P. H. C. STAMMERSLEY

MORTGAG:



TO ALL WHOM THESE PRESENTS MAY CONCERN:

GEORGE EARL PARKER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 THIRTEEN THOUSAND FIVE HUNDRED

FORTY FIVE AND 00/100 DOLLARS (\$ 13,545.00),

due and payable in 84 consecutive monthly payments of \$161.25 to be applied first to interest which has been added to principal above and then to principal, the first payment to be made November 8, 1979, and continuing on the 8th day of each and every month until paid in full.

(7%) (APR 12.13)

with interest thereon from date at the rate of seven /per centum per annum, to be paid: as stated above

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 my right, title, interest and estate in to all that tract of land in Oaklawn Township, Greenville County, State of South Carolina, containing 14.50 acres, more or less, and being shown as the Eastern portion of Tract No. 2 on Plat of the property of Nellie H. Cason, made by W. J. Riddle, Surveyor, on July 19, 1945, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a County Road, now known as Sandy Springs Road, in the joint line of Tracts Nos. 1 and 2, as shown on the above referred to Plat, and running thence in a Southwesterly direction with the center of said road as a line, 1115 feet, more or less, to pin in center of said road; thence S. 60 E., with the line of the Richey property, 945.6 feet to pin in center of County Road leading to Woodville; thence with said road as a line, N. 11 E. 111.5 feet to iron pin; thence continuing with said road, N. 9 E. 400 feet to bend; thence continuing with said road as a line, N. 7 E. 600 feet to iron pin in the joint corner of Tracts Nos. 1 and 2; thence with the line of Tract No. 1, N. 53-10 W. 275 feet to the point of beginning, being the same property conveyed to Paul Parker and the Grantor, Eunice Keys Parker by deed recorded in Deed Book 366, at Page 485, the said Paul Parker having died intestate leaving as his sole heirs at law, his widow, Eunice Keys Parker, and three sons, the remaining Grantors and the Grantee of this deed.

The above described property is conveyed subject to any and all easements or rights-of-way of record and/or may appear on the property.

The above property is the same conveyed to the Mortgagor by the deed of Eunice Keys Parker, et al, dated July 12, 1963, and recorded in Deed Book 727, at Page 323 on July 15, 1963.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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