

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GENERAL CO. S. C.
APR 13 4 57 PM '79
DGNHIL BANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Johnny W. Osteen, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,
Greenville, South Carolina,

(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 Two Thousand Twenty-Seven and 04/100-----
Dollars (\$2,027.04-) due and payable

as set forth in the note given to secure this mortgage, bearing even date,

with interest thereon from date at the rate of 14.99% APR per centum per annum, to be paid: according to said note

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, Greenville Township, known and designated as the front half of Lot No. 72 on a plat of property of G. J. Douglas Estate, as recorded in Plat Book FF, at Page 126, of the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following courses and distances:

BEGINNING at an iron pin on the southern side of Edgemont Avenue, at the joint front corner of Lots Nos. 71 and 72, and running thence along the southern side of Edgemont Avenue 75.1 feet to an iron pin, corner of Lots Nos. 73 and 72; thence with the line of Lot No. 73 in a southwesterly direction 125 feet to an iron pin; thence, S. 59 E. 75 feet to an iron pin on line of Lots Nos. 71 and 72; thence with said line, 125 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Sue Bailey Myers being recorded on October 11, 1979, in Deed Book 1113, at Page 425.

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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.

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