

MORTGAGE OF REAL ESTATE—Offices of JOSEPH H. EARLE, JR., ATTORNEY AT LAW, GREENVILLE, S. C. 9513 720

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
AUG 29 4 52 PM '80

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

DONNIE S. TANKERSLEY

WHEREAS, We, Kenneth W. Moore and Joyce C. Moore

(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
one year from date

with interest thereon from date at the rate of 13½ 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, the Mortgagee's heirs, 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, Highland Township, containing 29 acres, more or less, according to a plat of property of Kenneth W. and Joyce C. Moore dated November 14, 1969, by John A. Simmons, Surveyor, and being a part of a plat originally containing 32.85 acres as shown in a plat recorded in Plat Book FF at page 36 in the R.M.C. Office for Greenville County, and according to the said plat of Kenneth W. Moore and Joyce C. Moore, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of State Highway 414 at the corner of the property heretofore conveyed to H. H. Merrell, then along the center of said highway N. 4-30 E. 136 feet to a point; thence continuing along said road N. 5-45 W. 291 feet to a point; thence N. 8-30 E. 100 feet to a point; thence N. 11-30 E. 120 feet to a point in said highway; thence along the line of Mrs. John C. Carnes S. 76-00 E. 334.5 feet to an iron pin; thence N. 25-17 E. 175 feet to an iron pin; thence N. 76-00 W. 110.5 feet to an iron pin; thence along the property of Green N. 17-10 E. 310 feet to an iron pin; thence along the property of Pearle Southerlin Estate N. 74-15 E. 88 feet to an iron pin; thence continuing along said line 74-00 E. 848.7 feet to a stake at the corner of Leon Pittman property; thence along line of Pittman property S. 12-25 E. 600 feet to a stake; thence S. 42-00 E. 231 feet to a stone; thence along other line of Pearl Southerlin Estate S. 63-30 W. 1,522 feet to an iron pin to property of H. H. Merrell; thence along property of Merrell N. 43-25 W. 100 feet; thence continuing along property of Merrell N. 68-25 W. 152.6 feet to the point of beginning.

This being property conveyed to us by deed of Virginia Campbell Carnes, dated November 28, 1969 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 879, at page 601.

ALSO All that piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Highland Township, containing in the aggregate 97 acres, more or less, and being composed of two tracts containing 92 acres and 5 acres, respectively, and being more particularly described as follows:

92 ACRES: Beginning at stone, corner of W. A. Barton's and J. A. Woods, thence with J. A. Woods' line, S. 54 E. 18.02 chains to an iron pin; thence N. 38 E. 15.50 chains to an iron pin in an old abandoned road; thence along said road, S. 87 E. 1.16 chains to an angle; thence N. 57-1/2 E. 1.95 chains to an angle; thence N. 68 E. 1.47 chains to an angle; thence N. 65 E. 2.15 chains to an iron pin in a farm road; thence along said farm road, N. 64 E. 9.12 chains to an angle; thence N. 20 E. 3.87 chains to an angle; thence N. 6 E. 1.25 chains to an angle; thence N. 11½ W. 2.31 chains to an angle; thence N. 78 E. 3.24 chains to an angle; thence N. 27 E. 1.68 chains to an angle; thence N. 89 E. crossing the creek 3.90 chains to an iron pin (gone); thence up the creek 15.51 chains to a Branch; thence up the branch 7.13 chains to an iron pin (sycamore tree gone); thence S. 48 W. 83 links to an

(continued on attached sheet)
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, 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.

4328 RV-2