

MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE -

Mortgagor's address; P. O. Box 1329
Greenville, SC
29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
R.M.C. CO. S. C.

MORTGAGE OF REAL ESTATE

FEB 10 4 26 PM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SONNIE S. TANKERSLEY
R.M.C.

MARCHBANKS, CHAPMAN, BROWN & HARTER, P.A.
111 Toy Street
P. O. Box 1329 FS
Greenville, S. C. 29602

WHEREAS, Thomas K. F. Wong and Vivian A. Wong

(hereinafter referred to as Mortgagee) 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 One Hundred Thousand and no/100

Dollars (\$ 100,000.00) due and payable

as provided in said note of even date

with interest thereon from date at the rate of 12% per centum per annum, to be paid at maturity

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 Mortgagee 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, near the City of Greenville, lying and being on the southeastern side of Roper Mountain Road being known and designated as Lot No. 31A as shown on plat of Sheet No. 1 of Huntington Subdivision, prepared by Piedmont Engineers & Architects, dated May 4, 1968, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book WW at Page 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Roper Mountain Road at the joint front corner of Lots Nos. 31 and 31A and running thence with the line of Lot No. 31, S. 42-05 E. 311.55 feet to an iron pin in the rear line of Lot No. 34; thence with the rear line of Lot No. 34, S. 48-25 W. 58 feet to an iron pin; thence with the rear line of Lot No. 33, S. 50-20 W. 145 feet to an iron pin at the joint rear corner of Lots Nos. 31A and 32; thence with the line of Lot No. 32 N. 41-27 W. 326.63 feet to an iron pin on the southeastern side of Roper Mountain Road; thence with the southeastern side of Roper Mountain Road, N. 56-42 E. 125.75 feet to an iron pin; thence continuing with the southeastern side of Roper Mountain Road, N. 57-15 E. 74.25 feet to the point of Beginning.

This being the same property conveyed to the Mortgagors herein by deed of M. L. Lanford, Jr. and Mary M. Lanford dated March 28, 1980 and recorded on March 31, 1980 in Deed Book 1123 at Page 66, in the R.M.C. Office for Greenville County, South Carolina.

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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 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 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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