

FILED
 GRFFNV F CO. S. C. Mortgagee Address: P. O. Box 544
 Travelers Rest, S.C. 29690
 STATE OF SOUTH CAROLINA SEP 1 1 27 PM '81
 COUNTY OF GREENVILLE S. TANKERSLEY R.M.C. MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN: BOOK 1551 PAGE 580

WHEREAS, Manning W. Staggs and Vivian B. Staggs

(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 Sixteen Thousand One Hundred Fifteen and 40/100 Dollars (\$ 16,115.40) due and payable in 84 monthly installments of One Hundred Ninety-One and 85/100 (\$191.85) beginning October 1, 1981 until said indebtedness is paid in full.

after maturity with interest thereon ~~at the rate of~~ 18 % per centum per annum, to be paid: included in monthly installments

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:

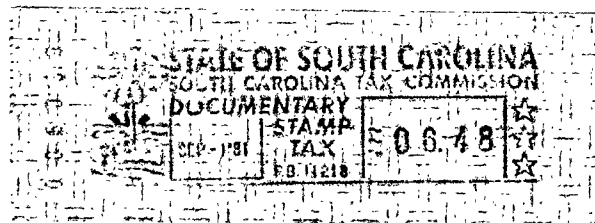
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located on Highway #14, north of Greer, South Carolina, being shown on a plat prepared for Wayne and Vivian B. Staggs by T. Craig Keith, RLS dated June 24, 1981, recorded in Plat-Book 8-S at page 13 and according to said plat having the following metes and bounds, to-wit:

Beginning at a point on the right side of S. C. Highway 14, and running thence N. 36-20 W. 332 feet to an iron pin at the driveway of Washington Baptist Church, thence N. 54-15 E. 127 feet to an old iron pin; thence S. 75-29 E. 552.23 feet to an old iron pin; thence S. 67-53 W. 236 feet to an iron pin; thence S. 62-46 W. 250.1 feet to an iron pin on the bank of said road, and according to said plat as containing 2.37 acres.

This conveyance is subject to the rights of way of the public along said S. C. Highway 14 as shown on said plat.

This conveyance is the identical property conveyed to Manning W. Staggs and Vivian B. Staggs by deed of Pamela A. Staggs Henderson on July 15, 1981 and recorded July 16, 1981 in Deed Book 1151 at page 833 in the R.M.C. Office for Greenville County.

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Together with all and singular rights, members, herditaments, 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.