

Westtown Shopping Center, Greenville, SC 29611
MORTGAGE OF REAL ESTATE FILED
GREENVILLE, S. C.

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Greenville, SC 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 20 3 19 PM 1978
MORTGAGE OF REAL ESTATE

BOOK 1564 PAGE 638

5000 TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Ray B. Timmerman,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co., Greenville, South Carolina, its successors and assigns,

(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

Nine Thousand Four Hundred Forty-Three and 94/100 Dollars (\$ 9,443.04) due and payable

according to the terms contained in a promissory note executed herewith

with interest thereon from _____ at the rate of _____ 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, 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, at Travelers Rest, shown as Lot #51 on plat of Sunny Acres recorded in Plat Book "BB" Page 168 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cox Drive at the corner of Lot #50 and running thence with said Drive S. 56-05 W. 75 feet to an iron pin; thence N. 32-10 W. 140.6 feet to an iron pin; thence N. 58-30 E. 75.1 feet to an iron pin; thence S. 32-10 E. 140.7 feet to the point of beginning

This being the same property conveyed to the Mortgagor, Ray B. Timmerman, by deed of Kenneth D. Kirby and Wanda J. Kirby dated January 6, 1978, and recorded on January 6, 1978, in Deed Book 1071 at Page 500.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
FEB 20 1978
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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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