

MORTGAGE OF REAL ESTATE -

BOOK 1593 PAGE 291

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GR... CO. S. C.
JAN 31 11 01 AM '83

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Alvin William Posey and Joyce H. Posey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co.

(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 Six Hundred and No/100 Dollars (\$2,600.00) due and payable

February 1, 1986, if not sooner paid, in equal monthly installments as set out in the Mortgagor's Note of even date.

~~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:~~

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:

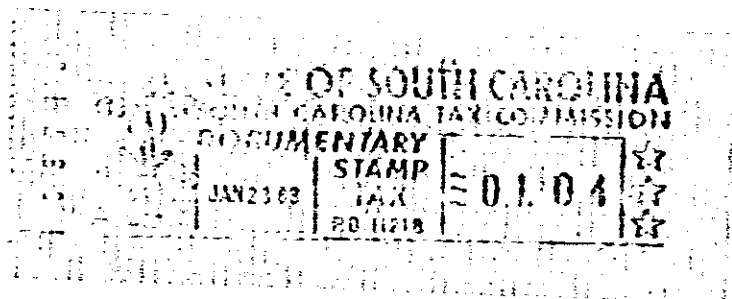
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 2 of Property of J. Frank Williams as shown on a plat of Survey of J. Frank Williams recorded in the RMC Office for Greenville County in Plat Book R, Page 62 and having according to said plat the following notes and bounds, to-wit:

BEGINNING at an iron pin at joint front corners of land now, or formerly owned by Mary G. Thompson and that of the grantors, and running thence N. 89. W. 200 feet to an iron pin; thence South 3 E. 80 feet to an iron pin at joint rear corners of Lots 1 and 2 and running thence along the line of Lots 1 and 2 S. 89 E. 200 feet to the Old Buncombe Road, and running thence along the Old Buncombe Road N. 3 W. 20 feet to an iron pin, the point of BEGINNING.

THIS conveyance is subject to any and all restrictions, easements and rights-of-way which may appear or record on the recorded plat or on the premises.

THIS being the same property conveyed to the mortgagor herein by deed of W. Ralph Robertson recorded in the RMC Office for Greenville County in Deed Book 938, Page 544 on March 20, 1972.

GC10 -----3 JAS1 83 048



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.