

MORTGAGE OF REAL ESTATE

VOL 1659 PAGE 291

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA L. LINDSEY
R.M.C.

WHEREAS, J. C. Lindsey

(hereinafter referred to as Mortgagor) is well and truly indebted to 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 Twenty Thousand Two Hundred Seventy-two and 20/100-----
-----Dollars (\$20,272.20) due and payable

according to the terms of a note executed of even date, the terms of which are incorporated by reference.

~~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, on the southeastern side of Hart Cut Road and being shown on a plat of survey prepared by T. Craig Keith and recorded in the RMC Office for Greenville County in Plat Book 10-0, Page 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Hart Cut Road, in the joint line with James L. Lindsey and running thence with the center of the road N. 39-28 E. 333.0 feet to a nail and cap; thence S. 27-45 E. 355.3 feet along the center line of a branch, thence continuing with the branch as the line S. 10-30 W. 354.7 feet to a pin in the line of James L. Lindsey; thence N. 37-34 W. 512.4 feet to a pin at the point of beginning.

THIS conveyance is subject to all easements, restrictions, rights-of-way, or other matters which may appear by examination of the public record or the premises herein.

THIS is the same property conveyed to the Mortgagor herein by deed of James L. Lindsey, et al., recorded in the RMC Office for Greenville County in Deed Book 1029, Page 124 on December 19, 1975.

SC10 -----3 APR 26 84 . 043

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
08.12
FEB 11 1984

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.

4. 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.

1659
291

1659
291