MORTPAGE OF REAL ESTATE - Preparte DEDWARDS & MCPHERSON, Attomove at Law STATE OF SOUTH CAROLINA GREENVILLEGEOUNTS S. C. - Greer, S. C.

800x 1282 PACE 211

GOUNTY OF GREENVILLE JUH 21 9 46 14 73 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY

R M C

WHEREAS. Mitchell D. Seigler and Delores Seigler

(heteinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

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, insurange premiums, public assassments, 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt wifered is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

Х УНИ ХИККУПОКИХ ЖОГОТИК КИСКИТОКИК ЖИН НЕК ЖИНИНЕК ЖИНИНИК ЖИККИТИК ЖИНИК ЖОНИНИ ЖОНКИЙ ЖИНИКИ ЖИ ЖИНИКИ ЖИНИКИ ЖИНИКИ ЖИНИКИ ЖИНИКИ ЖИНИКИ ЖИНИКИ ЖИНИКИ ЖИНИКИ

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 22 on a plat of MOUNTAIN VIEW CIRCLE recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "W" at Page 181, and being shown on a more recent plat of the property of Wayne F. Spivey prepared by R. B. Bruce, R.L.S., dated July 17, 1963, and recorded in the R.M.C. Office for Greenville County, South Carolina.

Said lot fronts on the Westerly side of Old Rutherford Road 100 feet, is 200 feet on the Southerly side, is 198.8 feet on the Northerly side, and is 100 feet across the rear.

Together with all and singular rights, members, herditaments, and appurturances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or littled theseto in any infinite 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 with the state that premises hereforehove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encuralists the sange, and the premises are tree and clear of all lions and encumbrances except as provided herein. The Mortgagor further challings to warrant and orever defend all and singular the said pramises unto the Mortgagoe forever, from and against the Mortgagoe approach to the mortgagoe forever, from and against the Mortgagoe approach to the mortgagoe forever.