

MORTGAGE OF REAL ESTATE- Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S.C. 1375 706

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

FILED
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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DANIEL BYRON VERDIN, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK
106 W. College, Simpsonville, SC 29681

(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

-----FIFTEEN THOUSAND AND NO/100-----Dollars (\$ 15,000.00) due and payable
in monthly installments of \$307.76 beginning September 15, 1976 and
continuing on the like day of successive months for 59 months,

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid:

as set forth above,

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, Town of Simpsonville, being located on the westerly side of North Maple Street and being known and designated as Lot 9 on plat of a subdivision of property belonging to the estate of C. E. Gresham as shown by plat thereof recorded in Plat Book "K", at page 296 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the westerly side of North Maple Street at corner of property now or formerly of Mrs. Walter A. Smith and running thence along the westerly edge of said North Maple Street N 22-35 W 86.6' to a pin at the corner of Lot 10; thence with the line of Lot 10, S 65-50 W 240.3' to a pin; thence S 23 E 85' to a pin at the rear of Lot 8, thence with the rear line of Lots 8 and 7, N 66-40 E 140.5' to a pin; thence N 64-30 E 101.6' to the beginning corner, being the same property conveyed to the mortgagor herein by deed of Vergil M. Scott, Lonie S. Willis and Myrtle S. Holliday dated July 23, 1970 and recorded in Deed Book 895 at page 131.



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 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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