GREENVILLE CO. S. C.

APR 26 3 22 PM '77

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1395 PAGE 670

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael Melehes and John Conits

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 One Hundred Sixty Thousand and no/100------ Dollars ($ 160,000.00) due and payable on August 1, 1977, with interest thereon from date at Southern Bank & Trust Company's prime interest rate plus 2%, said interest rate not to go below 8% nor above 10%.

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, in Chick Springs Township, on the Southeast side of U. S. Highway 29 (also known as Greenville-Spartanburg Super Highway) about 3 1/2 miles North of Greenville County Courthouse, being shown as Lot 4 on Plat of Property of James M. Edwards, made by Dalton & Neeves, Engineers, April, 1948, and having, according to said plat and a recent survey made January 25, 1950, by A. C. Crouch, Engineer, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast edge of U. S. Highway No. 29, said pin being where the Southeast edge of U. S. Highway No. 29 intersects with the Southwest edge of a 36 foot uncut street, and running thence along the Southwest edge of Uncut Street S. 47-00 E. 325 feet to an iron pin; thence S. 43-00 W. 192 feet to an iron pin; thence along the line of Lot 3 N. 47-00 W. 325 feet to an iron pin on the Southeast edge of U. S. Highway No. 29; thence along the Southeast edge of said Highway N. 43-00 E. 193 feet to the beginning corner.

THIS being the same property conveyed to Mortgagors by deed of John H. Hannon, Jr., recorded in Deed Book 1031 at page 667, on February 16, 1976.

DOCUMENTARY STAMP TAX REVENUE $64.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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