

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RECORDED  
22 P 4 '79  
H.C. WILKINSLEY

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Garry N. Stewart

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company  
Piedmont, S. C.

(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

Ten thousand three hundred sixty - nine and 76/100----- Dollars (\$ 10,369.76 ) due and payable in sixty ( 60 ) monthly payments of \$228.06 each, the first of these due on Sept. 1, 1979, (to be applied first to interest with balance to principal ) with a like amount due on the 1st day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 11.50 per centum per annum, to be paid: monthly

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

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, about 20 miles from the City of Greenville, lying on the northwesterly side of a County Road, and being shown and designated as Property of Garry N. Stewart, on plat prepared by Charles F. Webb, RLS, October, 1975, containing one (1) acre, more or less, and having, according to said plat, the following metes and bounds, to - wit :

BEGINNING at an iron pin on the northwesterly side of County Road, said pin being 640 feet, more or less, north of the intersection of Augusta Road and said County Road, and being the common corner of the property herein conveyed and property conveyed to Henry A. Stewart on this date, and running thence N.54-31 W. 210 feet to an iron pin; thence N. 29-30 E. 210 feet to an iron pin; thence S.54-10 E. 205 feet to an iron pin; thence S. 14-02 W. 25.2 feet to an iron pin on the northwesterly side of County Road; thence with the northwesterly side of County Road, S. 30-00 W. 184.8 feet to the point of BEGINNING.

The within conveyance is subject to restrictions, utility easements, rights-of-way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

This is the same property conveyed to Garry N. Stewart by deed of Sarah Ellen McK. Tolen dated October 30, 1975, recorded in the Office of RMC for Greenville County in Book 1026 of Deeds, page 610, on October 31, 1975.

ALSO: All that certain piece, parcel, or tract of land in the County of Greenville, State of South Carolina, being shown and designated as 0.504 acres, on Plat for Garry N. Stewart, prepared by Webb Surveying & Mapping Co., May, 1979, recorded in the RMC Office for Greenville County, S.C. in Plat Book " 7-H ", at Page 91, and having, according to said plat, the following metes and bounds, to - wit :

BEGINNING at an iron pin, 210 feet from County Road, joint corner of property of Henry A. Stewart, and running thence with line of Stewart property, N. 54-31 W. 105.0 feet to an iron pin in line of other property of Sarah Ellen McK. Tolen, thence with line of property of Sarah Ellen McK. Tolen, N. 30-01 E. 210.63 feet to an iron pin; thence continuing with other property of Sarah Ellen McK. Tolen, S. 54-10 E. 105.0 feet to an iron pin in line of other property of Garry N. Stewart; thence with line of property of Garry N. Stewart, S. 29-30 W. 210 feet to an iron pin, the point of beginning. The within conveyance is subject to restrictions, utility easements, rights-of-way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises. The within is the same property conveyed to Garry N. Stewart by deed of Sarah Ellen McK. Tolen dated July 2, 1979, recorded in the Office of RMC for Greenville County in Book 1105 of Deeds, page 942, on July 2, 1979.



Together with all and singular 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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