MORTGAGE OF REAL ESTATE.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLEGON'S

11 20 AH '81

MORTGAGE OF REAL ESTATE

 $\mu_{\rm colo} = 0.335 \pm 0.355$  TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Melvin Ray Pruitt

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

on June 15, 1984, if not sooner paid

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WHEREAS, the Mortgagor may bereafter 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 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 whereof 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:

"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, Saluda Township, about three (3) miles northwest from Tigerville and being more particularly described as follows:

BEGINNING at a nail and cap in Chinquapin Road and running thence along and through said Road S. 50-35 E. 240.1 feet to a spike; thence S. 32-00 W. 713.8 feet to an iron pin; thence N. 50-35 W. 239.1 feet to an iron pin; thence N. 32-00 E. 713.5 feet to the point of beginning, containing 3.91 acres, more or less.

THIS being the same porperty conveyed to the mortgagor herein by deed of C. L. Lister dated May 4, 1974, and recorded in the RMC Office for Greenville County at Deed Book 999, Page 458, and by deed of Annette G. Lister dated April 2, 1981, and recorded in Deed Book 1146, page 559.

THIS conveyance is made subject to any and all existing and recorded easements, rights-of-way and restrictions affecting said property.

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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 usuabhousehold furniture, be considered a part of the real estate.

GO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, sucressors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described ir ree 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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