MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM W. PERRY, JR. and MARTHA L. PERRY

3.H.C

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY OF SOUTH CAROLINA

(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 and No/100 Dollars

Dollars \$ 10,000.00) due and payable

according to the terms and conditions of the promissory note dated November 17, 1981

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 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

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, in the Chick Springs Township, being shown and designated as Lot No. 159 of a Subdivision known as Orchard Acres, Section 2, shown on a plat as a portion of said subdivision recorded in the RMC Office for Greenville County in Plat Book QQ at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINING at an iron pin on the northwestern side of Edwards Road at the joint front corners of Lots 158 and 159 thence along the common line of said lots N. 64-45 W. 175 feet to an iron pin; thence S. 25-15 W. 90 feet to an iron pin in the joint rear corners of Lots 159 and 160; thence S. 64-45 E. 175 feet to an iron pin on Edwards Road; thence along Edwards Road N. 25-15 E. 90 feet to an iron pin, the begining corner.

This conveyance is made subject to all Protective Covenants, rights of way and easements affecting the property appearing on the public records of Greenville County.

This being the identical property conveyed to William W. Perry, Jr. and Martha L. Perry from Joel F. Davidson and Jean P. Davidson by deed recorded in the Greenville County RMC Office on August 15, 1969 in Deed Book 874 at Page 60.

Southern Bank and Trust Company P.O. Box 1329 Greenville, South Carolina 29602

DOCUMENTARY DOCUME

Together with all and singular rights, members, hered-timents, and appurtenances to the same belonging in any way incident or appertining, 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 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 heireinabove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

0

018

4328 RV.2

(VI

医电子性 医乳蛋白素