MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1678 PAGE 809

TO ALL WHOM THESE PRESENTS MAY CONCERN

The market and

WHEREAS, Shirley Ann Goodwin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust, P. O. Box 544, Travelers Rest, SC 29690

thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewish, the terms of which are incorporated herein by reference, in the sum of Three Thousand Nine Hundred Eighty-seven and 64/100----Dollars (\$ 3,987.64) due and payable

according to the terms of a note dated August 14, 1984, and incorporated herein by reference

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further sums as may be advanced to ur 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 being in the County of Greenville, State of South Carolina, containing 1.93 acres as shown of plat for Shirley Ann Goodwin as prepared by Freeland and Associates, Engineers, dated November 22, 1983 and recorded in Plat Book 10-C at Page 100 in the RMC Office for Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Forestville Road about 475 feet east of Keeler Mill Road and running thence N. 29-45 W. 281.99 feet to an old axle; thence N. 58-19 E. 291.60 feet to a pin; thence S. 31-45 E. 283.61 feet to a pin on Forestville Road; thence S. 58-39 W. 301.42 feet to an iron pin at the point of beginning.

THIS conveyance is subject to all easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS being the same property conveyed to Shirley Ann Goodwin by Grady Prue Goodwin by deed dated May 6, 1981, and recorded May 7, 1981 in Deed Book 1147, at page 649 in the RMC Office for Greenville County, South Carolina.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Landbank Equity Corporation recorded November 30, 1983, in the RMC Office for Greenville County in Mortgage Book 1637, page 689 and having an original balance of \$10,700.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
TAX
SE 112.8

STATE OF SOUTH CAROLINA
TAX
SE 112.8

Together with all and singular rights, members, hereditiments, and appartenances to the same belonging in any way incident or appertising, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such futures 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 Mintgagee, its hous, successors and assigns, forever,

The Mortgagor covernants that it is leafully secred of the premises hereinabore described in fee simple absolute, that it has good right and is alwayfully authorized to sell, occurs or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided to the Mortgagor further covernants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

زع دد

00

14328-W-P

2.00