

NOV 7 3 37 PM '72

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ELIZABETH MIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Charles E. Pressley and Pearl M. Pressley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, Fountain Inn, 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 Seven Thousand and 00/100----- Dollars (\$ 7,000.00) due and payable

in monthly installments of Ninety-Eight and 96/100 (\$98.96) Dollars, beginning thirty (30) days from date and continuing on the like date of each month thereafter until paid in full, with payment first to interest and balance to principal,

with interest thereon from date at the rate of Eight 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 GREENVILLE, Fairview Township, in or near Simpsonville, S. C., as shown on Plat of property of R. T. Stutts and Ray W. Garrison, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book J, Page 229, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of First Street, which iron pin is situate 80 ft. from the Temple Baptist Church property and approximately 405 ft. west of the intersection of a side street in the Woodside Cotton Mill property and running thence S. 65-10 W., 92.6 ft. to an iron pin; thence S. 24-50 E., 279 ft. to an iron pin on a branch; thence along the branch as the line, the traverse line of which is N. 81-24 E., 95 ft. to an iron pin; thence N. 24-00 W., 320 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Erma Thomason Davis, formerly Erma L. Thomason, to be recorded of even date herewith.

ALSO: ALL that piece, parcel or lot of land in Fairview Township, State of S. C., County of Greenville, containing 122.62 Acres, more or less, and being designated as Tract No. 2 in division of 370 Acre tract formerly known as the Chapman Place and owned by S. E. Herriman and others (See Judgment Roll No. 3753 in Office of Clerk of Court for Greenville County) Tract being conveyed having the following metes and bounds:

BEGINNING at a point on the Georgia Road, at the corner of Tract No. 1 and running along the joint line with that tract, S. 29 E., 61.20 Chains to iron pin corner of Anderson property; thence S. 42-1/4 W., 18.10 Chains to a stump; thence along the line of Tract No. 3, N. 32 W., 65 Chains to stump on Georgia Road; thence along said Road, N. 21 E., 5 Chains to stump and bin in Road; thence along said Road, N. 64-1/2 E., 16.53 Chains to the beginning.

LESS, HOWEVER, a 42 Acre and 13.4 Acre tract conveyed to Calvin G. Ridgeway on July 1, 1963, by deed recorded in the R.M.C. Office for Greenville County in Deed Book 726, Page 265. That Charles Edward Pressley presently retains ownership of 67.22 Acres, more or less, of the above described tract.

This being a portion of that property conveyed to Charles Edward Pressley by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 306, Page 85.

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.