

RECORDED IN BOOK 22
COUNTY OF GREENVILLE
HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

FILED
GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 9 10 35 AM '73

MORTGAGE OF REAL ESTATE
(CORPORATION)

DONNIE S. TANKERSLEY
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, GERALD R. GLUR BUILDERS, INC., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

TEN THOUSAND and no/100-----Dollars

(\$ 10,000.00 due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 8 per centum per annum, to be paid as provided for in said note; and,

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, together with buildings and improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina on the Northwestern side of Bethel Road, and containing 7.45 acres as shown on a Plat entitled "Property of Edwin F. Patterson, et al", made by W. R. Williams, Jr., R.L.S. dated April 15, 1970, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4D, Page 191, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Bethel Road at a point 97 feet, more or less, in a Northeasterly direction from where Gilders Creek crosses the said Bethel Road and running thence N. 72-56 W., 100 feet to an iron pin in joint corner of property herein mortgaged and property now or formerly of Charlie Jackson; thence running with the common line, N. 11-30 W., 344.0 feet to an iron pin; thence continuing N. 14-15 W., 897.2 feet to an iron pin; thence continuing N. 14-15 W., 60 feet to a nail and cap in the center of Bridges Road; thence running with the center of the said Bridges Road, N. 37-20 E., 299 feet to a nail and cap; thence running from the center of the said Bridges Road to its Southeastern right of way, S. 57-20 E., 19.8 feet to an iron pin; thence running with property herein mortgaged and property now or formerly of Ruth Young, S. 32-40 W., 338.6 feet to an iron pin; thence S. 38-45 E., 896.0 feet to a nail and cap in the center of the aforementioned Bethel Road; thence running with the center of Bethel Road, S. 19-45 W., 635.2 feet to a nail and cap, the point and place of beginning.

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.