

DEC 14 4 05 PM '76
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ELIZABETH L. MARCHANT

(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, the terms of which are incorporated herein by reference, in the sum of

THIRTY THOUSAND ----- Dollars (\$ 30,000.00) due and payable

one year from date

with interest thereon from _____ date _____ at the rate of 9% per centum per annum, to be paid: quarterly

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, the Mortgagee's heirs, 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, shown and designated as Lots Nos. 1, 2, 3, 4 and 5 on unrecorded plat entitled "Property of Elizabeth L. Marchant" prepared by Dalton & Neves, Engineers, dated December 1976 and having according to said plat the following metes and bounds, to-wit:

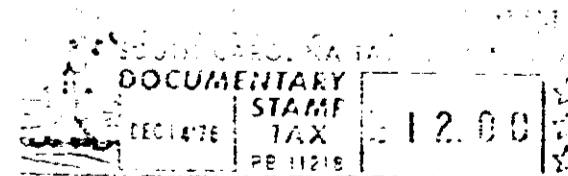
Beginning at an iron pin on the north side of East Parkins Mill Road, at the intersection of Craigwood Drive, and running thence with the north side of East Parkins Mill Road S. 61-30 W. 66.5 feet to an iron pin; thence S. 68-26 W. 65 feet; thence S. 72-04 W. 70.1 feet; thence S. 72-46 W. 74.9 feet; thence along the west side of lot No. 5, N. 30-04 W. 229.1 feet to an iron pin the joint rear corner of Lots 3 & 5; thence along the rear line of Lot No. 3, N. 30-04 W. 60 feet to an iron pin; thence continuing along the rear of lot 3, N. 39-19 W. 99 feet to the joint rear corner of lots 2 & 3; thence along the rear of lot No. 2, N. 39-19 W. 164.8 feet to an iron pin; thence across an unpaved road, N. 39-19 W. 54.9 feet to an iron pin; thence along the rear of Lot No. 1, N. 39-19 W. 124.9 feet to an iron pin; thence along the west side of Lot No. 1, N. 62-42 E. 257.1 feet to an iron pin on the southwest side of Craigwood Drive; thence along the southwest side of Craigwood Drive S. 28-19 E. 125 feet to an iron pin; thence continuing with Craigwood Drive S. 28-19 E. 100.1 feet; thence S. 30-16 E. 62.5 feet; thence S. 34-50 E. 64.7 feet; thence S. 43-22 E. 81.4 feet; thence S. 47-56 E. 79.1 feet; thence S. 46-00 E. 233 feet to an iron pin at the intersection of Craigwood Drive and East Parkins Mill Road; thence S. 4-27 W. 32.8 feet to an iron pin on the north side of East Parkins Mill Road, the point of beginning.

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This is a portion of the property conveyed to mortgagor by C. C. Hindman, Jr., et al by deed dated 10/6/50 recorded 10/11/50 in deed vol. 421 page 51 of the RMC Office for Greenville County, S. C.

The above referred to plat was recorded December 14, 1976 in Plat Book 5-P at page 63 in the RMC Office for Greenville County, South Carolina.

SOUTHERN BANK AND TRUST COMPANY
PO Box 1329
Greenville, S. C. 29602



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 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.

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