

STATE OF SOUTH CAROLINA } 2 03 PM '77  
COUNTY OF Greenville } S. TANKERSLEY  
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jerry Lynn Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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

Six thousand seven hundred ten and no/100----- Dollars (\$ 6,710.00 ) due and payable in one hundred twenty ( 120 ) monthly payments of \$85.00 per month, to be applied first to interest with balance to principal, the first of these due on Oct. 15, 1977 with a like sum due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 9 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

All that piece, parcel or strip of land in Oaklawn Township, Greenville County, State of South Carolina, and having the following metes and bounds hereinafter stated and in accordance with a plat made by John C. Smith, dated October 4, 1967, and being described as follows:

BEGINNING at an iron pin on the Jim Allen line and a joint line now or formerly of R. P. Harris and running thence N. 86-45 W. 100 feet to an iron pin located in the center of the County road; thence along the center of said road N. 42-09 E. 51.1 feet to a point in the center of the road; thence S. 86-45 E. 72.3 feet to an iron pin; thence S. 09-30 W. 40 feet to the beginning corner. This tract was formerly or is now bounded on the north by lands of Clyde Rogers and on the east by lands of Ethel G. Harris and on the south by lands of James Allen and on the west by the County Road. Being the same property conveyed to the mortgagor in Deed Book 992, page 219, on Jan. 15, 1974.

ALSO: ALL that piece, parcel or lot of land containing 1.865 acres more or less situate, lying and being on southeastern side of County road, Oaklawn Township, Greenville County, State of South Carolina, being known and designated as Tract A shown on plat prepared by John C. Smith, December 31, 1973, recorded in RMC Office for Greenville County in Plat Book 5Q, page 59, and having according to said plat the following metes and bounds:

BEGINNING at iron pin on southeastern side of County Road at joint corner of Tracts A & B ( Tract B having been conveyed to Jerry Lynn Allen by James C. Harris on Dec. 28, 1973, recorded in RMC Office for Greenville County in Deed Book 992, page 220 ) and running thence the line of Tract A, S. 70-49 E. 63.5 feet to iron pin in line of property now or formerly of Clyde Rogers; thence with line of said Rogers property S. 10-44 W. 423.9 feet to iron pin; thence with line of other property of James Allen & Lois McKee Allen the following courses and distances: N. 78-22 W. 99.1 feet to iron pin; thence S. 11-28 W. 109.6 feet to iron pin; thence N. 41-15 W. 156.2 feet to iron pin in line of property now or formerly of Cooley; thence with line of Cooley N. 14-05 E. 192.7 feet to iron pin on southeastern side of County Road; thence with southeastern side of said county road N. 41-21 E. 293.7 feet to beginning corner.

Being the same property conveyed to Jerry Lynn Allen by James Allen and Lois McKee Allen on February 10, 1976, in Deed Book 1031, page 453.



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 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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