

OCT 28 1 32 PM '77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DENNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sue Bailey Myers
(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 Eight Thousand Six Hundred Eighty-Six and 20/100-----
-----Dollars (\$ 8,686.20) due and payable
according to the terms thereof said note incorporated herein by reference

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, being Tract 1A as shown on a plat of T. Craig Keith, registered land surveyor, dated 2/23/74, and having, according to said plat, the following metes and bounds, to-wit:

TRACT 1A: BEGINNING at a point in the center of Gap Creek Road, corner between this tract and property of Rode, and running thence with the Rode line N. 28-30 W. 831 feet to an iron pin; thence N. 54 E. 313 feet to an iron pin, corner of tract 2A; thence with the line of tract 2A, S. 33 E. 660 feet to a point in the center of Gap Creek Road; thence down the center of Gap Creek Road S. 41-00 W. 265 feet to a point in the center of Gap Creek Road; thence continuing down the center of Gap Creek Road S. 37 W. 156 feet to a point in the center of Gap Creek Road, the point of beginning, and containing 5.1 acres, more or less.

This is a portion of that property conveyed to the Mortgagor by deed of Clyde Milford Bailey, et. al., recorded in the R. M. C. Office for Greenville County in Deed Book 1007 at Page 325 on September 26, 1974 and devised to Sue Bailey Myers under the Last Will and Testament of Mary Frances Bailey Myers which is filed of record in the Probate Court for Greenville County in Apartment 1261, File 18.

The mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.

STATE OF SOUTH CAROLINA
DOCUMENTARY
OCT 28 1977
STAMP TAX
\$ 03.48
P.B. 11218

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 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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