

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, We, JOSEPH E. MOODY & VIRGINIA PRICE MOODY,

SOUTHERN BANK & TRUST COMPANY
Greenville, S. C.

have caused to be made by the Mortgagee herein named a loan to the Mortgagors in the sum of SEVEN THOUSAND FIVE HUNDRED & NO/100

\$ 7,500.00

to be repaid by the Mortgagors in the sum of \$155.69 per month for 5 years, payments first to interest and balance to principal

with interest thereon from date at the rate of 9% per centum per annum to be paid monthly

WHEREAS, the Mortgagors may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee as a result of taxes, insurance premiums, public assessments, repairs, or other such purposes.

NOW KNOW ALL MEN, That the Mortgagors, in consideration of the aforesaid debt, and in order to secure the payment thereof, and to give to the Mortgagee a lien in priority to all other liens, mortgages, judgments, claims, and demands of every kind against the property herein described, have granted, sold and conveyed, and by these presents do grant, bargain, sell and release unto the Mortgagee, its successors and assigns

All that certain parcel of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Tract No. 1 containing 6 88 acres according to plat of the property of Cherokee Estates made by Wolfe & Huskey, Inc., May 17, 1974, recorded in Plat Book 5X, at page 52, having the following courses and distances, to wit:

BEGINNING at iron pin at joint corner Tracts 1 & 2 and running along joint line of said tracts N. 00-23 E. 820.30 feet to iron pin; running N. 74 31 E. approximately 120 feet; thence N. 02-08 W. 120 feet; thence S. 84 13 W. 219.6 feet to iron pin; thence along property now or formerly of Geneva T. Lindsey S.03-13 E. 934 feet to old iron pin; thence S. 80-50 W. 361 feet to beginning corner.

INCLUDED in description of this tract is roadway known as Becky Lake Dr. and it is not intention of Grantor to convey any part of said road, but said property is sold specifically subject to any and all persons having right to use said road for ingress and egress through which this property passes or to any part of any land of Cherokee Estates that it may lead to or to any property owned by Donald J. Williams, Sr., his heirs and assigns.

This being the same property conveyed to the Mortgagors herein by deed of Becky-Don, Inc. of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever

The Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right to lawfully sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as herein provided. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, from and against the Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

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