

1444-0005

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. HAYS REYNOLDS

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

Three Hundred Thousand and No/100-----Dollars (\$300,000.00) due and payable according to the terms of promissory note executed of even date herewith,

with interest thereon from date ~~XXXXXX~~ due and payable according to the terms of promissory note executed of even date herewith.

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, on the Eastern side of S. C. Highway #291 By-Pass, near the City of Greenville, being shown as lot #31 on a plat of the Estate of Tully P. Babb, recorded in Plat Book GG at Pages 158 and 159, and described as follows:

BEGINNING at a stake on the Eastern side of S. C. Highway #291, By-Pass, at the corner of property of C. T. Wyche, and running thence with the line of said property, N. 77-51 E. 398.3 feet to a stake at the corner of lot #32; thence with the line of said lot, N. 4-30 E. 181 feet to the corner of lot #30; thence with the line of said lot, S. 86-14 W. 433 feet to a stake on the By-Pass; thence with the Eastern side of said By-Pass, S. 6-50 E. 238 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Emma L. Flinkingshelt, as Trustee, dated October 14, 1959, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 637, at Page 531, on November 3, 1959.

ALSO: ALL that piece, parcel or lot of land situate at the rear of Lot No. 31, Property of E. Hays Reynolds, situate, lying and being on the eastern side of South Carolina By-Pass Highway 291 in the City of Greenville, County of Greenville, State of South Carolina, which property is shown on a plat of the property of E. Hays Reynolds made by C. O. Riddle, Registered Land Surveyor, dated April 13, 1964, which plat is recorded in Plat Book FFF, at Page 99, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the joint rear corner of Lots 30 and 31 and running thence with the rear line of Lot No. 31, S. 4-30 W. 181 feet to an iron pin at the joint rear corner of Lots 31 and 32; thence N. 81-12 E. 58.85 feet to an iron pin; thence N. 14-23 W. 176.9 feet to the iron pin at the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Thomas M. Keith dated April 20, 1964, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 747, at Page 125, on April 21, 1964.

ALSO: ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in the City of Greenville, being shown as a part of lot No. 30 on Plat of Property of E. Hayes Reynolds, prepared by Carolina Engineering and Surveying Co., dated (Continued on Rider attached hereto)

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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