

WILLIAM S. TAMMERS  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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

WHEREAS, I, Dec R. Berry

(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

Three thousand seven hundred seventy-seven and 48/100- Dollars (\$ 3,777.48 ) due and payable in thirty - six ( 36 ) monthly installments of \$104.93 each, the first of these being due on March 8 , 1979 with a like amount due on the 8th day of each calendar month thereafter until entire amount of debt is paid in full. Amount advanced: \$2,931.50

with interest thereon from \_\_\_\_\_ date at the rate of 12.99 per centum per annum, to be paid: \_\_\_\_\_ in advance

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 \_\_\_\_\_

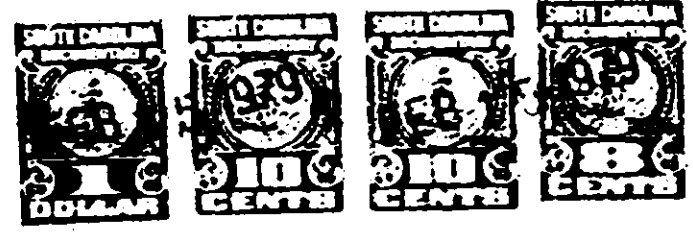
All that tract of land in Grove Township, Greenville County, State of South Carolina, just East of the Town of Piedmont, containing four acres, more or less, less 2.51 acres conveyed to son, adjoining the lands of Jack Fisher, S. M. Jones, Sunnie Gambrell and others and having the following courses and distances, to wit :

BEGINNING at a point in center of road at corner of John Hooper's property on the line of Jack Fisher; thence along the line of Jack Fisher, N. 64 E. 2 chains 57 links to an angle in road; thence S. 74 1/2 E. 1.00 to an angle, thence S. 88 E. 1.06 to a point in road; new corner; thence S. 18 W. 10.25 to a stone on line of Mrs. Sunnie Gambrell, N. 89 E. 4.15 to a stone, new corner of John Hooper; thence along a new line of John Hooper, N. 18 E. 9.86 to point of beginning. This property is a part of the property known as the Garrison lands.

This is the same property conveyed to Dec R. Berry by deed of Robert Eugene Berry, dated April 15 1957 recorded in the Office of R.M.C. for Greenville County in Book 575, Page 53.

\*\* Deed recorded Deed Book 1082, Page 612, RMC Office for Greenville County.

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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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