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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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S.C.
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MERSLEY

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wayne Preston

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, 306 East North Street, P. O. Box 1329, Greenville, S. C., 29602,

(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 -----

Thirty Thousand and No/100----- Dollars (\$ 30,000.00) due and payable as per the terms of said note;

with interest thereon from _____ date _____ at the rate of twelve per centum per annum, to be paid: as per the terms of said note.

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, to the south of Blacks Drive, and being a portion of the 6.62-acre tract shown on a plat prepared for Gene Smith by R. Jay Cooper, P.E., January 30, 1978, and having the following metes and bounds, to-wit:

BEGINNING at a point along the northeastern edge of the 6.62-acre tract, which point is S. 17-05-14 E. 340.67 feet from the joint front corner of the 6.62-acre tract and the adjacent 6.97-acre tract, and running thence S. 17-05-14 E. 255 feet to a point; thence S. 70-43 W. 171.10 feet to a point; thence N. 17-04 W. 255 feet to a point; thence N. 70-43 E. 171.02 feet to the point of beginning.

This being a portion of that property conveyed to the mortgagor herein by deed of Vicki Susan Smith Dean, dated August 8, 1978, and recorded on that date in the RMC Office for Greenville County, S.C., in Deeds Book 1084, at Page 935.

It is the intention of this mortgage to encumber all the property not encumbered by the Purchase Money Mortgage executed by the mortgagor herein, Wayne Preston, in favor of Vicki Susan Smith Dean, which Purchase Money Mortgage was recorded on August 8, 1978, in the RMC Office for Greenville County, S.C., in Mortgages Book 1440, at Page 720.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
RECORDED
1979

17-05-14 E. 340.67
S. 17-05-14 E. 255
S. 70-43 W. 171.10
N. 17-04 W. 255
N. 70-43 E. 171.02

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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