

Mortgagee's Address: P. O. Box 1329, Greenville, S. C. 29602

BOOK 1482 PAGE 839

MORTGAGE OF REAL ESTATE--Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 1 4 15 PM '79
DONNIE W. SCHMERSLEY
R.M.C.

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

WHEREAS, LOUIS PAUL ANDERSON AND ROSA LEE ANDERSON

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

SOUTHERN BANK AND TRUST COMPANY

dated September 26, 1979

(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

-----Two Thousand Nine Hundred Four and 12/100-----Dollars (\$2,904.12-----) due and payable

in Thirty Six (36) monthly payments of Eighty and 67/100 Dollars (\$80.67) each, commencing October 22, 1979, and continuing on the same day of each successive month thereafter until paid in full,

with interest thereon from date at the rate of 16.23%--- per centum per annum, to be paid: monthly

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, the Mortgagee's heirs, 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, and being known and designated as Lot 46 and part of Lot 45 on plat of Pleasant Valley, recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 5 and having according to a plat entitled "Property of Louis Paul Anderson and Rosa Lee Anderson" the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Prince Avenue, at the joint front corner of Lots 46 and 47 and running thence with the joint line of said lots, N. 69-31 E. 160 feet to an iron pin; thence S. 20-29 E. 90 feet to an iron pin in the rear line of Lot 45; thence through Lot 45, S. 69-31 W. 160 feet to an iron pin on the Northeastern side of Prince Avenue; thence with Prince Avenue, N. 20-29 W. 90 feet to the point of Beginning.

BEING the same property conveyed to the Mortgagors herein by deed of John J. DiFresco and Chrystine W. DiFresco, said deed being dated November 16, 1973 and recorded in the R.M.C. Office for Greenville County on November 19, 1973 in Deed Book 988 at Page 477.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DEED
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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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