LAW OFFICES OF LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.
DEC 7 3 12 PM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1490 PAGE 656

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Larry E. Stone and Nancy L. Stone

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

Seven thousand seven hundred thirteen and 60/100----------- Dollars ($ 7,713.60) due and payable

according to the terms thereof, said note being incorporated herein by reference

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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, in Bates Township, and containing 5 acres, more or less, and situate on the west side of a County Road, and being bounded by lands now or formerly owned by Ballew and Earle Benson, and having the following metes and bounds, to-wit:

Beginning at Spring corner and running thence S. 75-15 E. 198 feet to a road; thence N. 16-20 W. 132 feet to point in road; thence N. 1-30 E. 285.12 feet to point in road; thence N. 80-00 W. 542.52 feet to stake in Benson line; thence S. 1-30 E. 390.72 feet to stone; thence S. 80-30 E. 339.9 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Kenneth Garland dated May 7, 1970 and recorded in the RMC Office for Greenville County in Deed Book 889 at page 623.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

GCTO ---3 DE 7 79 722

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
= 03.12

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 is 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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