

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: FILE
MAY 3 4 20 PM '82
R.M.C. TANNERSLEY

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert S. Green

(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 Sixteen Thousand Four Hundred ninety-two and 20/100-----
Dollars (\$ 16,492.20) due and payable

March 1, 1987

with interest thereon from March 4, 1982 at the rate of 18% 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, 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, in Saluda Township, on a plat prepared by Terry T. Dill for Robert S. Green, on November 1, 1976, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Goodwin Bridge Road, joint front corner of property owned by Harold & Donna Radford; thence with the center of said road, N. 46-25 W. 153 feet to a nail and cap; thence N. 56-00 W. 110 feet to a nail and cap; thence N. 62-48 W. 120 feet to a nail and cap; thence N. 01-17 W. 500 feet to an iron pin; thence with the common line of property to be deeded to Willie Myrtle Jones, N. 88-16 E. 819 feet to a creek; thence following said creek, which is the line, S. 21-55 E. 592 feet to an iron pin; thence with the Radford line, S. 74-43 W. 750 feet to the beginning corner.

THIS conveyance is made subject to any restrictions, rights-of-way or easements that may appear of record on the recorded plat(s) or on the premises.

THIS being the same property conveyed to the Mortgagor herein by deeds of Lela Mae Hughes et al. recorded in the RMC Office for Greenville County at Deed Book 1056, Pages 811, 814, 815, 817 on the 18th day of May, 1977.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Poinsett Federal Savings and Loan Association, recorded March 21, 1978 in the RMC Office for Greenville County in Mortgage Book 1426, Page 536.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
MAR 5 1987
\$ 06.80

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 such 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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