

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEFILED  
GREENVILLE CO. S. C.

MAR 18 4 06 PM '83

DONNIE S. SLEW  
R.M.C.

1983 MAR 15 456

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

WHEREAS, P. A. McBride and Mozelle McBride

(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 Nine Thousand and No/100-----

-----Dollars (\$ 9,000.00 ) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

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

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 Saluda Township, being shown as a 5.55 acre tract on an unrecorded plat of the Property of Arthur R. Thompson and Carolyn D. Thompson prepared by Aaron M. Thompson dated June 19, 1973, and having, according to said plat, the following metes and bounds, to-wit:

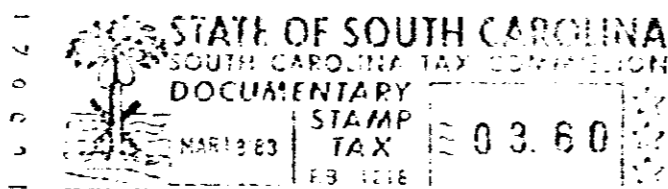
BEGINNING at a point in the center of Boswell Road approximately 1200 feet west of the intersection of Boswell Road and Mush Creek Road and running thence with Boswell Road, N.84-30 W. 110.3 feet to a point; thence continuing with Boswell Road, N.53-30 W. 454.4 feet to a point in the center of Boswell Road; thence turning and running N.04-00 E. 300 feet to an iron pin; thence running N.72-34 W. 240.9 feet to an iron pin; thence N.14-05 E. 360.92 feet to an iron pin; thence running S.86-20 E. 125 feet to an iron pin; thence S.30-45 E. 100 feet to an iron pin; thence continuing S.24-49 E. 1,001.7 feet to a point in the center of Boswell Road, the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Arthur R. Thompson and Carolyn D. Thompson recorded in the RMC Office for Greenville County in Deed Book 1044 at Page 359 on October 11, 1976.

THIS is a second mortgage subject to that certain first mortgage to First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1380 at Page 113 on October 11, 1976 in the original amount of \$27,500.00.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690.

GCTO -----3 MR18 83 016



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.

4.0000

4328-RV-2