GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE 5 4 52 PH 173

STATE OF SOUTH CAROLING HIS S. TANKERSLEY
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GENTRY BUCHANAN AND JOYCE BUCHANAN

(hereinefter referred to as Mortgagor) is well and truly indebted unto THE SOUTHTERN BANK & TRUST COMPANY

in 48 monthly installment of \$105.00 per month commencing on October 15, 1973, and \$105.00 on the 15th day of each and every month thereafter until paid in full.

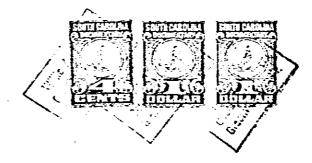
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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgages for such further sems as may be advanced to or for the Martgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgager, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager 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 Mortgager 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 gramed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assesses.

"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, Bates Township, being shown as Lot No. 12 on plat of property of Homer Styles made by T. T. Dill, Surveyor, February 3, 1958, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Gaston Drive, at joint front corner of Lots Nos. 11 and 12, and running thence with the line of said lots, S. 65-35 W. 221.3 feet to an iron pin; thence N. 12-15 W. 173 feet to an iron pin on the south side of Hillside Drive; thence with Hillside Drive, N. 86 E. 180.4 feet to intersection of Hillside Drive with Gaston Drive; thence with curve of said intersection, a radius of 25 feet to an iron pin on Gaston Drive; thence with Gaston Drive, S. 24-25 E. 82.6 feet to the point of beginning.



Together with all and singular rights, members, harditaments, and appurtenences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 lowfully seized of the premises hereinabove described in fee simple absolute, that it has good right and it is tawfully authorized to sell, convey or encumbe, 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 Mortgagos forever, from and against the Mortgagor and all persons whomsoever fawfully classing the same or any part thereof.

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