

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, T. J. REYNOLDS

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

SOUTH CAROLINA NATIONAL BANK

(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

Three Thousand Eight Hundred Forty-Seven and 32/100 Dollars (\$ 3,847.32) due and payable

in 36 equal monthly installments, of \$106.87 each, commencing October 15, 1975, and continuing on the 15th day of each subsequent month thereafter, until paid in full, said payments including interest at the rate of seven

(7) per cent, add-on 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, 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, on the Southern side of Douglas Drive near the City of Greenville, being shown as Lot No. 33 on plat of Country Club Estates, recorded in the RMC Office for Greenville County in Plat Book G at Pages 190 and 191, and having, according to survey made by A. C. Crouch on October 1, 1947, the following metes and bounds, to-wit:

BEGINNING at a stake on the Southern side of Douglas Drive, 300 feet South-west from Ridge Drive at corner of Lot No. 32, and running thence with the line of said lot, S. 23-22 E. 150 feet to a stake; thence S. 66-38 W. 50 feet to a stake, corner of Lot No. 34; thence with the line of said lot, N. 22-40 W. 81.5 feet; thence continuing with the line of said lot, N. 23-32 W. 68.5 feet to a stake on Douglas Drive; thence with the Southern side of Douglas Drive, N. 66-38 E. 49.2 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 329 at Page 135.

5156



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.

8565

4328 RV-2