

DOUGLAS S. TAYLOR

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, WE, JERRY H. BREAZEALE AND RUTH W. BREAZEALE

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company of Greenville

(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 Six Hundred and No/100-----

-----Dollars (\$ 3,600.00) due and payable

in thirty-six (36) equal installments of One Hundred Twenty-Six and 10/100 (\$126.10) Dollars with the first payment due December 22, 1975.

with interest thereon from Dec. 22, 1975 at the rate of seven (7) 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, South Carolina, containing one (1) acre, more or less, as shown on a plat of property of Jerry H. and Ruth W. Breazeale, prepared by Tri-State Surveyors on January 25, 1974, and having according thereto the following courses and distances:

BEGINNING at an iron pin at the Northern corner of said lot, and running thence S. 34-18 E. 200 feet to an iron pin; thence S. 34-46 W. 197.4 feet to an iron pin; thence N. 55-14 W. 186.8 feet to an iron pin; thence N. 34-46 E. 268.8 feet to the point of BEGINNING; said lot being bounded on all sides by other property of James D. Ward.

An easement of right-of-way for ingress and egress to said property across the lands of James D. Ward has been granted ten (10) feet wide from Batesville Road along Northern corner of said lot.

This mortgage is junior in lien to that certain mortgage held by The Federal Land Bank of Columbia, which was duly recorded March 11, 1974 in Mortgage Book 1303, at page 811 in the R.M.C. Office for Greenville County, South Carolina; with said mortgage being subject to an agreement limiting open-end security filed in Mortgage Book 1352 at page 511.



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.

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