

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

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WHEREAS, C. J. Mathis and Jean Mathis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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:

Three thousand eight hundred ninety three & no/100 Dollars (\$3,893.40) due and payable

with interest thereon from date at the rate of 7% per centum ^{/ add on} to be paid 60 equal payments of \$64.89 per month, beginning January 1, 1976 until paid in full.

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.

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown as a four (4) acre tract on the plat of C. J. Mathis, made by Freeland & Assoc., Engineers, May 24, 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of old unnamed road as shown on above mentioned plat, joint front corner of a 3.15 acre tract and a 4.0 acre tract and running thence with said road S 62.15 E 600.7 feet to iron pin joint front corner of instant property and a 2.68 acre tract; running thence with said line of 2.68 acre tract S 13-05 E 411.0 feet to iron pin in the center line of a branch; thence with said branch N 79-36 W 290.0 feet to iron pin joint rear corner of instant property and a 3.15 acre tract; thence with the common line of said tract N28-24 W 713.0 feet to iron pin at point of beginning. Said property being 4.0 acre.



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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