

Mortgagee's Address: 306 East North Street, Greenville, S. C.

1430-120

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
27 10 1968

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lucille G. McMurry

(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 Thirty Thousand and No/100ths

Dollars (\$ 30,000.00 due and payable

one year from date

with interest thereon from date at the rate of nine per centum per annum, to be paid on the outstanding principal balance, quarterly

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, approximately two miles South of Batesville on the western side of State Highway No. 14 bounded now or formerly as follows: On the North by lands of Donald M. Tate, on the East by State Highway No. 14, on the South by a 7.96 acre tract and by lands of Robert E. Phillips and on the West by lands of Harold McKinney; and being a portion of the property shown on a plat entitled property of Floyd L. Hughes by John A. Simmons dated June 22, 1964 recorded in the RMC Office for Greenville County in Plat Book GGG, Page 121 and being more particularly described as follows:

BEGINNING at a point in the center line of State Highway No. 14 at the joint corner of property now or formerly of Donald M. Tate and running thence with the center line of said highway, S. 22-30 W. 200 feet to a point; thence S. 23-40 W. 300 feet to a point; thence leaving said highway and running N. 67-50 W. 779.3 feet to an iron pin in the line of property now or formerly of McKinney; thence with the line of said property now or formerly of McKinney, N. 8-51 W. 603 feet to an old stone; thence along the line of property now or formerly of Donald M. Tate, S. 67-00 E. 1098.7 feet to a point in the center line of State Highway No. 14, the point of beginning; less, however, that portion of the property described above which is mortgaged by mortgage of even date herewith to Carolina Federal Savings and Loan Association of Greenville, South Carolina recorded herewith in the RMC Office for Greenville County and described by metes and bounds according to said mortgage as follows: Beginning at a point in the center of State Highway No. 14 which point is located S. 22-30 W. 25 feet from the joint front corner of other property of the mortgagor herein and property now or formerly of Donald M. Tate, and running thence with the center line of said State Highway No. 14, S. 22-30 W. 175 feet to a point; thence continuing with the center line of said Highway No. 14, S. 23-40 W. 100 feet; thence leaving the said line of said highway and running N. 67-50 W. 425 feet to a point; thence N. 23-40 E. 100 feet to a point; thence N. 22-30 E. 175 feet to a point; thence S. 67-00 E. 425 feet to a point in the center line of State Highway No. 14, the point of beginning.

The property hereinabove described is a portion of the property conveyed to mortgagor by deeds of Floyd L. Hughes recorded July 29, 1964 in Deed Book 754, Page 187 and May 30, 1968 in Deed Book 845, Page 172.

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 is 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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