STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, WE, TOM T. LIGON and DAYLE B. LIGON,

SOUTHERN BANK & TRUST COMPANY

FIVE THOUSAND SIX HUNDRED SIXTY-TWO & 40/100------$ 5,662.40

Per terms of note of even date herewith.

with interest thereon from date at the rate of 12.5 per cent per annum, to be paid 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 become 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, and in Chick Springs Township, being known and designated as Property of Juanita Terry Brown on a plat made by Carolina Engineering & Surveying Company, Engineers, July 6, 1966, having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Sleepy Hollow Drive and running thence S. 78-35 W. 199.5-feet to an iron pin; thence S. 78-24 W. 201-feet to a stone and old iron pin; thence N. 16-41 W. 117.2-feet to a stone and old iron pin; thence N. 72-10 E. 305-feet to an old iron pin; thence S. 38-23 E. 98-feet to an old iron pin; thence S. 56-18 E. 89-feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Coy A. Campbell as recorded in the R.M.C. Office for Greenville County in Deed Book 941, at Page 378 on April 20, 1972.

Together with all and singular rights, members, hereditaments, and appurtenances to the said premises belonging or in any wise incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and 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 lawful authority 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 or to claim the same or any part thereof.

FILED
GREENVILLE CO. S.C.
12 3 04 PM '74
DONNIE S. TANKERSLEY
R.M.C.

1960

4323 RV.2

JA12 76 264