

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, WE, JAMES M. SNEAD, SR. and MARY L. SNEAD,

hereinafter referred to as Mortgagors, do well and truly indebted unto

SOUTHERN BANK & TRUST COMPANY,

hereinafter referred to as Mortgagee, as much of the Mortgage as is hereinafter set forth as shall appear in the Mortgage as recorded in the R.M.C. Office for Greenville County, S.C.,

TWENTY-THREE THOUSAND ONE HUNDRED SEVENTY & 80/100 DOLLARS \$23,170.80

Per terms of note dated 1/3/79 herewith.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

WHEREAS, the Mortgagee may hereafter receive and collect for the said Mortgage for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance, repairs, and assessments, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagors, in consideration of the aforesaid debt, and in order to secure the payment thereof, and for other and further sums for which the Mortgagee may be indebted to the Mortgagors at any time, have advanced to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee, do hereby, well and truly, paid by the Mortgagors, and being the value and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, and by these presents does hereby, release, sell and convey unto the Mortgagee, its heirs and assigns

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, known as Lot No. 18, Mooremont Avenue, as shown on plat of property of J. H. Morgan recorded in Plat Book MMM, at Page 155 of the R.M.C. Office for Greenville County, S.C., said lot having a frontage on the east side of Mooremont Avenue of 80-feet, a parallel depth of 135.5-feet and a rear width of 80-feet.

This being the same property conveyed to mortgagors by deed of J. H. Morgan as recorded in the R.M.C. Office for Greenville County in Deed Book 818, at Page 181 on April 21, 1967.

This being junior in lien to that certain mortgage to Aiken Loan & Security as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1055, at Page 433 on April 21, 1967, and having an approximate balance of \$14,959.00.

ALSO: ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being known and designated as Snead tract on plat entitled Survey for Snead and Dearman, prepared by Carolina Engineering & Surveying Co., dated October 22, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in bridge in center of Chapman Road over Horse Creek and running thence with the center line of Chapman Road, S. 66-15 W., 160-feet to a bend; thence S. 42-52 W. 79-feet to a bend; thence S. 11-46 W., 79-feet to a bend; thence S. 55-24 W., 300-feet to a bend; thence S. 11-33 E. 65-feet to a bend; thence S. 25-16 E. 140-feet to a point in the center of Chapman Road, a joint front corner of Dearman tract; thence with the line of said Dearman Tract, S. 89-01 W. 1098.4-feet to an iron pin; thence with Meekin Estate N. 34-37 W. 384.5-feet to a point in center of Horse Creek; thence with the center line of Horse Creek, the traverse line or remainders thereof, as follows: S. 63-27 E., 115.9-feet; thence N. 52-09 E. 95.7-feet; thence N. 57-10 E. 100-feet; thence N. 67-21 E., 64.6-feet; thence N. 29-25 E., 45.2-feet; thence N. 68-50 E. 100-feet; thence N. 75-32 E. 131-feet; thence N. 76-49 E. 67.8-feet; thence N. 20-43 E. 52.5-feet; thence N. 63-59 E. 281.4-feet; thence N. 47-33 E. 100-feet; thence N. 50-51 E. 147-feet; thence S. 80-43 E. 190.1-feet; thence S. 62-33 E. 100-feet, to the beginning corner, containing 12.6 acres, more or less.

This being the same property conveyed to the mortgagors by deed of Mary Henry Chapman dated October 27, 1969 and recorded in the R.M.C. Office for Greenville County, S.C., on October 27, 1969 in Deed Book 878, at Page 307.

Together with all and singular rights, franchises, hereditaments, and appurtenances to the same, being more or less, was incident or appurtenant, and all of the rents, issues, and profits which may arise or be due thereon, or in any way, including all leases, plantings, and fishing rights now or hereafter lawfully acquired, or fitted thereto in any manner, to the said premises, and the parties hereto, that all future and contingent, 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 Mortgagee warrants that it is lawfully seized of the premises hereinafter described in these presents, that it has good right and is lawfully entitled to convey or encumber the same, and that the premises are free from all liens and encumbrances, except as may be shown to the contrary. The Mortgagee further warrants to warrant and defend the title to the premises hereinafter described to the Mortgagors, their heirs and assigns, and all persons who may ever lawfully claim the same.

0387

4329 RV-21