

1485-531

MORTGAGE OF REAL ESTATE—Offices of ~~Low~~ ^{Pitt} ~~Myrtle~~ ^{Be} ~~Be~~ ^{nton}, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

Mortgagee's Address:

PO Bx 1329

Greenville, SC 29602

MAY 16 10 22 AM '79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ALVIN P. SMITH, JR.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 ELEVEN THOUSAND AND NO/100-

----- DOLLARS (\$ 11,000.00),

with interest thereon from date at the rate of 12 1/2 per centum per annum, said principal and interest to be repaid:

\$1375.00 quarterly, plus interest quarterly at the rate of twelve and one-half per cent per annum on the unpaid balance, the first payment of principal and interest being due August 11, 1979 and a like principal and interest payment being due quarterly thereafter

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:

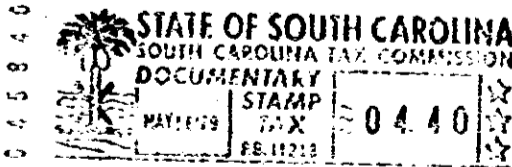
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lot 12 Shannon Forest, recorded in Plat Book KK at pages 200-201, RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on Shannon Lake Circle at the joint front corner of Lots 12 and 13 and running thence with the line of said lots N 42-25 W 228 feet to the high water line of Shannon Lake; thence with said high water line N 51-36 E 100.2 feet to an iron pin at the joint rear corner of Lots 11 and 12; thence S 42-25 E 221 feet to an iron pin on Shannon Lake Circle; thence with said circle S 47-35 W 100 feet to the point of beginning."

This is the same property conveyed to the mortgagor by deed of Ernest J. O'Banion, Jr. et al, recorded on March 18, 1971 in Deed Book 911 at page 85 in the RMC Office for Greenville County.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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