

MORTGAGE - INDIVIDUAL FORM - GREENVILLE CO. S.C.

BOOK 1021 PAGE 107

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

FILED  
OCT 17 3 21 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

T. Wayne Crolley and Mary H. Colley

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Co.

(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

Dollars (\$ 8,000.00) due and payable

Eight Thousand and No/100-----

Reference is hereby made to promissory note of even date, the terms of which are incorporated herein by reference, with interest thereon from date at the rate of 14 per centum per annum, to be paid:

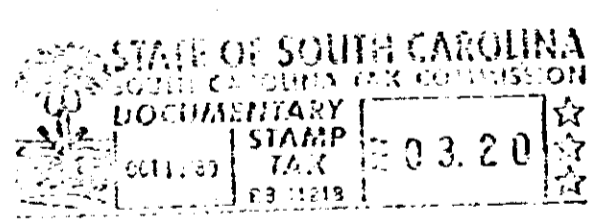
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 tract of land in the State of South Carolina, Greenville County, Fairview Township, lying on the East side of Fairview Road, being known and designated as 6.82 acre tract of land, as shown on plat made by J. W. Eaton, Jr., entitled "Property of T. Wayne and Mary H. Colley" dated February 15, 1975, recorded in the RMC Office for Greenville County, S.C. in Plat Book at Page , and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeast side of Fairview Road, at the northwest corner of said property and runs thence S. 67-30 E. 145.4 feet to an iron pin; thence S. 42-30 E. 160 feet to an iron pin; S. 42 E. 107 feet to an iron pin; thence S. 67-26 E. 302 feet to an iron pin; thence S. 87-15 E. 512.4 feet to an iron pin; thence S. 17-39 E. 340.6 feet to an iron pin; thence N. 73-51 W. 861.3 feet to an iron pin; thence N. 69-50 W. 521.5 feet to an iron pin on the east side of Fairview Road thence along Fairview Road N. 19-56 E. 316.3 feet to the point of beginning.

This being a portion of the property conveyed to the Mortgagors by deed of Edna Peden Talley, et.al. recorded in the RMC Office for Greenville County, S.C. on August 13, 1974, in Deed Book 1004 at Page 798.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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