

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
MAY 18 2 43 PM '83
DONNIE S. R.M.C. SUTTLES

WHEREAS, EDNA N. SUTTLES

(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 Twenty-Six Thousand Four and no/100

Dollars (\$ 26,004.00) due and payable

as per the terms of above referenced promissory note

with interest thereon from May 16, 1983 at the rate of 13.50 per centum per annum, to be paid: monthly

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:

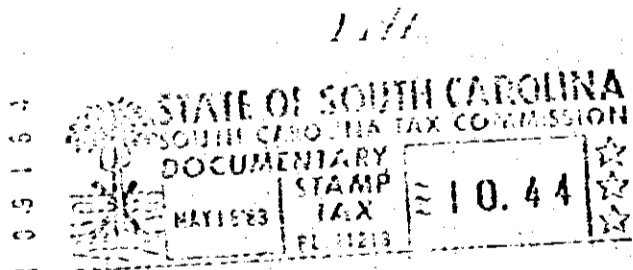
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that lot of land in the County of Greenville State of South Carolina, known as Lot 5 on plat of Cool River Heights, situate in River Falls in Cleveland Township, as shown on plat of J. C. Hill, recorded in Plat Book S, page 5, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of River Drive at the joint front corner of Lot Nos. 4 and 5 and running thence S. 14 W. 315 feet, more or less, to a point in the center of Middle Saluda River; thence down the River in an easterly direction approximately 175 feet to an iron pin at the corner of Lot 6; thence with it, N. 6-30 W. 329 feet to an iron pin in the center of River Drive; thence with the center of said Drive, S. 83-30 W. 20 feet to an iron pin; thence continuing with said Drive; thence N. 61-30 W. 50 feet to the point of beginning.

This being the same property conveyed to Mortgagor herein by Deed of Richard James Armstrong, dated April 27, 1983 and recorded in the R.M.C. Office of Greenville County on April 28, 1983 in Deed Book 1187 at Page 253.



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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 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.

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