

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE VOL 1686 PAGE 259

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Robert Paul Lee

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R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust, P. O. Box 544, Travelers Rest, South Carolina 29690

(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 Three Thousand Eight Hundred thirty-eight and 98/100----- Dollars (\$ 3,838.98) due and payable

according to the terms of a note executed October 9, 1984, and incorporated herein by reference

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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 piece, parcel or lot of land situate, lying and being in Saluda Township, Greenville County, South Carolina, and being shown as 12.66 acres, on a plat of survey prepared by Lindsey and Associates, and recorded in the RMC Office for Greenville County in Plat Book 10-K, page 91, and having, according to said plat, the following metes and bounds:

BEGINNING at a railroad spike in the center of Watson Mountain Road at the joint corner of property now or formerly of the United Machine Works, and running thence S. 32-00 E. 793.20 feet to a pin; thence S. 0-33 W. 37.80 feet to a concrete monument; thence S. 14-32 E. 110.12 feet to a pin; thence S. 47-39 W. 533.12 feet to an iron pin; thence N. 41-55 W. 62.75 feet to an iron pin; thence N. 18-00 W. 196.75 feet to a railroad spike in the center of Watson Mountain Road; thence along the center of the road N. 46-19 E. 33.08 feet to an iron pin; thence N. 41-46 E. 50.04 feet to an iron pin; thence N. 37-29 E. 50.00 feet to an iron pin; thence N. 35-08 E. 256.90 feet to an iron pin; thence N. 36-11 E. 70.07 feet to an iron pin; thence N. 39-42 E. 100.03 feet to an iron pin; thence N. 43-30 E. 100.03 feet to an iron pin; thence N. 47-47 E. 16.48 feet to a railroad spike at the point of beginning and containing 12.66 acres, more or less.

THIS property is subject to easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS is a portion of the same property conveyed to the Mortgagor herein by deed of Annie Lee, dated December 6, 1972, and recorded in the RMC Office for Greenville County in Deed Book 962, Page 276.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
OCT 30 '84
P.G. 11218
01.17

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.

GREENVILLE OFFICE SUPPLY CO. INC.

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