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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RONALD WARREN WOOTEN, JR.

(hereinafter referred to as 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 Fifteen Thousand Three Hundred Sixty and No/100---------- Dollars ($ 15,360.00) due and payable

in accordance with terms of note of even date herewith

including
/ with interest thereon from date at the rate of seven 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 as is more fully shown on a plat entitled property of Joe W. Hiller dated April 28, 1977, prepared by Robert R. Spearman, Registered Surveyor, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Altamont Road at the corner of other property of Joe W. Hiller and running thence S. 89-15 W., 40 feet to an iron pin; thence S. 74-10 W., 105.7 feet to an iron pin and S. 56-38 W., 160 feet to an iron pin; running thence N. 22-24 W., 107.6 feet to an iron pin at the corner of property of Thomas J. Atkinson and running thence with the line of said property N. 61-11 E., 315.2 feet to a nail and cap; running thence with the western side of Altamont Road S. 17-45 E., 100 feet to a nail and cap; thence continuing with the western side of Altamont Road S. 13-59 E., 40 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Joe W. Hiller recorded in the R.M.C. Office for Greenville County on May 3, 1977, in Deed Book 1055, Page 861.

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 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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