

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OCT 13 12 46 PM '77

DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1412 PAGE 837

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Bobbie Joe Guthrie and Crawford Udell Parson

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

Southern Bank and Trust Company, Piedmont, S. C.

(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

Ten thousand forty - four and 04/100----- Dollars (\$ 10,044.04 ) due and payable in monthly installments of \$150.00 each, to be applied first to interest with balance to principal, the first of these due on November 10, 1977 with a like sum payable on the 10th day of each calendar month thereafter until entire amount is paid in full.

with interest thereon from date at the rate of 9 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:

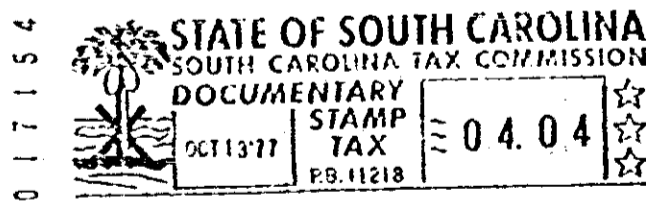
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land, triangular in shape, with the improvements thereon, situate, lying and being at the intersection of Greenville Street and U. S. Highway No. 29 in the Town of Piedmont, Greenville County, South Carolina as shown on a plat thereof entitled "Property of Piedmont Mfg. Co., Greenville County, Piedmont, S. C.", made by Dalton & Neves, May, 1950, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book Z at page 77, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at intersection of Greenville Street and U. S. Highway No. 29, and running thence along the western side of U. S. Highway No. 29, South 21 degrees 45' West 127.5 feet to an iron pin; thence continuing along the Western side of U. S. Highway No. 29 South 18 degrees 05' West 80.0 feet to iron pin; thence North 44 degrees 05' West 102.3 feet to iron pin on the Eastern side of Greenville Street, thence along the Eastern side of Greenville Street North 49 degrees 49' East 187.4 feet to the point of beginning.

This conveyance is made subject to easements for such water, sewer and electrical lines as may cross the above described property.

This being the same property conveyed to the above Mortgagors by deed of J. Donald King & W.M. Ashley by deed recorded simultaneously with this mortgage.



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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