

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CPRE FILED  
S.C.  
MAY 29 PM '80  
R.M.C. WHERSLEY

BOOK 1504 PAGE 282

MORTGAGE OF REAL ESTATE  
TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, NANCY R. KITCHENS

(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 ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100-----

Dollars (\$155,000.00 ) due and payable

On Demand;

with interest thereon from Date at the rate of prime per centum per annum, to be paid: according to the terms of a Note of even date.

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, being shown and designated as Lot No. 18, on plat entitled "Collins Creek, Section Two," dated July 30, 1979, prepared by C. O. Riddle, Surveyor, recorded in the Greenville County RMC Office in Plat Book 7-C at Page 57, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of the right-of-way of Cleveland Street, at the joint front corner of the within lot and Lot No. 17 and running, thence along said right-of-way S. 68-25 W., 77.96 feet to a point on a curve to the left; thence along said curve, the radius of which is 99.17, N. 88-21 W., 78.23 feet to a point on a curve to the left; thence, along said curve, the radius of which is 270.94, N. 39-54 W., 230.85 feet to a point; thence N. 63-17 E., 223.33 feet to a point; thence N. 68-25 E., 111.27 feet to a point on cul-de-sac; thence along said cul-de-sac, the radius of which is 40, S. 21-35 E., 20.0 feet to a point at the joint rear corner of the within lot and Lot No. 17; thence S. 68-25 W., 111.27 feet to a point; thence S. 21-35 E., 250.0 feet to a point at the joint front corner of the within lot and Lot No. 17, on the Northern side of the right-of-way of Cleveland Street, the point and place of beginning.

This property was conveyed to the mortgagor by deed of Babbs Hollow Development Company, a General Partnership, dated December 31, 1979, recorded same date in the R.M.C. Office for Greenville County, in Deed Book 1118 at Page 163.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY  
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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 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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