

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

VOL 1308 PAGE 147

FILED  
 GREENVILLE, S.C.  
 ALL WHOM THESE PRESENTS MAY CONCERN:

JUN 18 2 18 PM '84

WHEREAS, J. David Turne BONAHE S. WALKERSLEY  
 R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,  
 P. O. Box 544, Travelers Rest, SC 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 Nineteen Thousand Eight Hundred fifteen and 47/100-----  
 -----Dollars (\$19,815.47 ) due and payable

according to the terms of a note executed of even date herewith and fully 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, with all buildings and improvements, situate, lying, and being on the southern side of Little Texas Road, near  
 Travelers Rest, in Greenville County, South Carolina, being shown on a plat of survey prepared by Jeffery M. Plumblee, RLS, entitled "Property of J.  
 David Turner", recorded in the RMC Office for Greenville County in Plat Book 9-A, Page 63, and having according to said plat, the following metes  
 and bounds, to-wit:

BEGINNING at an iron pin in Little Texas Road at the corner of property now or formerly of Batson, and running thence S. 20-32 W. 1340.0 feet to an  
 iron pin; thence N. 7-35 W. 554.6 feet to an iron pin; thence N. 63-46 E. 236.6 feet to an iron pin; thence N. 3-26 W. 368.1 feet to an iron pin;  
 thence N. 13-24 W. 203.8 feet to a point in said road; thence N. 30-08 E. 175.1 feet to an iron pin across said road; thence with the roadway S. 69-  
 31 E. 333.5 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of Luther McCartha and H. Paul Brantley, et al., recorded in the RMC Office  
 for Greenville County in Deed Books 1190, Page 709 and Book 1173, Page 761 on 8-20-79 and 9-14-82 (respectively).

THIS property is subject to all easements, restrictions, rights-of-way, roadways, or other matters which might appear by examination of the  
 premises herein described or the public record, and particularly a water line right-of-way transecting the above property.

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STATE OF SOUTH CAROLINA  
 SOUTH CAROLINA TAX COMMISSION  
 DOCUMENTARY  
 JUN 18 1984 STAMP TAX \$ 0 7 96  
 PE 1218

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.

GREENVILLE

JUN 18 1984