

GREENVILLE, CO. S. C.

MAR 15 2 11 PM '78

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1426 PAGE 59

BOOK 74 PAGE 658

WHEREAS, LARRY FRANK'S AUTO BODY WORKS INC.

(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 TEN THOUSAND AND NO/100 Dollars \$ 10,000.00 due and payable

along the southwestern side of said cemetery to the center of the county Road; thence continuing S. 30-44 E., 1220 feet to a point on the corner of Henry Willimon property and 46.50 acres since deeded to the Greenville Gun Club; thence N. 88-59 W., 831.6 feet, more or less to a CI monument; thence S. 76-42 W., 757.6 feet across Fork Shoals Road to a CI monument; thence N. 26-13 E., 225 feet across Fork Shoals Road to the point of beginning.

Less, however, that certain tract of land conveyed to Irene L. Frank by deed recorded in Deed Book 814, Page 292, February 22, 1967, and recorded in Plat Book NNN, Page 152, containing 3/4 acres, more or less.

This is the identical property conveyed to the above named mortgagor by deed of Irene L. Frank recorded in the RMC Office of Greenville County in Deed Book 958, Page 582, dated October 25, 1972.

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PAID IN FULL
SOUTHERN BANK & TRUST COMPANY
GREENVILLE, SOUTH CAROLINA
JUN 15 12 17 PM '81
CONNIE S. TANKERSLEY
R.M.C.

35191

WITNESS
Doris & Imberly
JUN 19 1981

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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 of all 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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