

P.O. Box 404, Easley, S.C. 29640  
MORTGAGE OF REAL ESTATE Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

GREENVILLE, CO. S. C. BOOK 1412 PAGE 804  
STATE OF SOUTH CAROLINA } OCT 13 3 10 PM '77 MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } CONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN,  
R.M.C. BOOK 83 PAGE 99

WHEREAS, Paul W. Eschinger, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Easley, South Carolina

(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 Thirty-five Thousand and no/100ths

Dollars (\$ 35,000.00 ) due and payable

the said line of C. Rivers Stone S. 53-15 E 16.6 feet to a pin on west side of U. S. Highway 29; thence along west side of said highway N 42-46 E. 63.9 feet to the beginning corner.

ALSO: All that tract of land in the County and State aforesaid in the City of Greenville, being a portion of a triangular parcel of land bounded on the west by Old Chick Springs Road, on north by Croft Street, on east by U. S. Highway 29, as shown on plat referred to above and described as follows:

BEGINNING at an iron pin at the intersection of the Old Chick Springs Road and Croft Street and running thence along the south side of Croft Street S. 71-20 E. 78.3 feet to a stake on U. S. Highway 29; thence along the west side of U. S. Highway 29 S. 42-46 W 88 feet to line of property now or formerly of Fannie S. Cary; thence along the Cary line N 53-15 W. 44.7 feet to a pin on east side of Old Chick Springs Road; thence along east side of Old Chick Springs Road N. 18-30 E. 66.6 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Florence Landreth dated October 13, 1977, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1066, Page 175, on October 13, 1977.

FILED  
NOV 9 1983  
Donnie S. Tankersley

NOV 9 1983

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
\$ 14.00

NOV 9 1983  
Notary Public  
Southern Bank and Trust Co.  
Witness Roy Lavin  
Joan Baker

15266

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, 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 whatsoever lawfully claiming the same or any part thereof.