

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Geneva Mac Odain

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Travelers Rest

(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 Sixteen Hundred and Eighty Six and 24/100 Dollars (\$ 1,686.24 ) due and payable

in monthly payments of Fifty and 00/100 Dollars each month beginning June 15, 1961 and continuing thereafter on the 15th day of each following month until paid in full

with interest thereon from date at the rate of seven per centum per annum, to be paid: annually in advance

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, Highland Township, having the following general description, to-wit:

BEGINNING at a point on the E/S of State Road 253, joint corners of this property and that now or formerly of Johnson; thence up the Johnson line in an unnamed road to the Merrell line; thence following the Merrell line in a Southerly direction down the meanderings of a creek to the Garrett line; thence following the Garrett line to the edge of aforementioned old State Road 253; thence following said old road in a Northerly direction to the point of beginning, containing approximately six (6) acres, more or less, and being subject to such right-of-ways or easements as might have been previously given.

The above described property, is all of the same conveyed to the mortgagee herein by deed of J. B. Sexton and J. H. Heath on May 15, 1961, as yet unrecorded.

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.