

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 878 PAGE 521

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Johnny Loy Tate and Jeanette W. Tate

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(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

Five Thousand Two Hundred Ninety-three and 94/100 Dollars (\$ 5, 293. 94) due and payable

Payable on demand

with interest thereon from date at the rate of 6 per centum per annum, to be paid: semi-annually

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, Grove Township, situate, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County, South Carolina and being more particularly described as Lot No. 126, Section 4, as shown on a plat entitled "Revised Portion, Section No. 4, Piedmont Mfg. Co., Greenville County, S. C." made by Dalton & Neves, February, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book X at page 127. According to said plat, the within described lot is also known as No. 64 U. S. Highway 20 and fronts thereon 100 feet.

This is the identical property heretofore conveyed to the grantor by deed by Winfred T. Long and Clara S. Long on the 5th day of August, 1952 and recorded in R. M. C. Office for Greenville County in Deed Book 460 and page 303, and being the identical property conveyed to Winfred T. Long and Clara S. Long by J. P. Stevens & Co., Inc. by its deed dated August 1st, 1950, and recorded in the R. M. C. Office for Greenville County in Deed Book 416 at page 354.

This conveyance is made subject to all conditions, restrictions and reservations contained in the deed of J. P. Stevens & Co., Inc. referred to.

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.