

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

901 Plate 477

WHEREAS, We, Sam M. Witcher and Willie Mae B. Witcher

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Southern Bank and 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

\$304.22 on the 20th day of each and every month hereafter, commencing October 20th, 1962; payments applied first to interest, balance to principal; with the final payment due and owing 36 months from date;

with interest thereon from date at the rate of six per centum per annum, to be paid monthly.

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, near the City of Greenville, on the Eastern side of U. S. Highway No. 25, being a portion of Lots Nos. 3 and 4 according to Plat of property of Mary F. Goldsmith, which Plat is recorded in the R. M. C. Office for Greenville County in Plat Book E, at page 295, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of U. S. Highway No. 25, at the Northern corner of lot now or formerly owned by S. C. Pinson, and running thence along said line in an Easterly direction 276.4 feet, more or less, to an iron pin on the Western side of Cherrydale Drive; thence along the Western side of Cherrydale Drive, N. 26-30 W. 25 feet to an iron pin; thence continuing with said Drive, N. 4-30 W. 57.5 feet to an iron pin; thence in a Westerly direction, 263 feet to an iron pin on the Eastern side of U. S. Highway No. 25; thence along the Eastern side of U. S. Highway No. 25 in a Southerly direction 87.5 feet to the point of beginning.

Being the same property conveyed to the Mortgagors herein by Homer Styles by Deed dated October 26, 1957, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 586, at page 396.

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.