

OCT 16 2 53 PM 1962

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE E. ANN SWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 904 PAGE 91

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James Ernest Lark

(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:

One Thousand Six Hundred Eight and 04/100 Dollars (\$ 1,608.04) due and payable

Payable in forty-eight monthly payments of \$32.51 each beginning November 5, 1962

and continuing each month thereafter until paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: 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, situated being and being in the State of South Carolina, County of Greenville, Grove Township, one lot known as part of the sub-division of the Jerry McKenzie Farm located at Golden Grove, S. C. and known as

lot #4 having the following courses and distances to wit:

Beginning at an iron pin, center of paved highway, corner of lot #3 and running thence along said paved highway S 32-37 W for 100 feet to an iron pin in center of paved road to an iron pin being the joint corner of lot #4 and #5: thence along lot #4 and #5 N 68-15 W for 354 feet to a stake; thence S 7-30 E. 142.5 feet to a stake, the joint corner of lots #4 and #5; thence S 68-15 E 289 feet along line of lot #3 and #4 to a stake in center of paved public road, the point of origin.

This being a portion of the property conveyed to Grace B. Lark by J. M. Lark by deed dated February 1, 1954 and recorded in Volume 493, Page 213.

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.