



WHEREAS, Hattie Elizabeth Seawright Anders

(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

Three Hundred Twenty-four and 51/100 Dollars (\$ 324.51 ) due and payable

Payable six months from date

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, situate, lying and being in the State of South Carolina, County of Greenville, and being described as follows:

"Beginning at a point in Street same being N. W. Corner of Lot No. 3, running thence N 37-28- E 248 feet to a point on Brown line; thence N 64-30 E 48 feet to a point in branch; thence S 59-25 E 300 feet to iron pin; thence S 37-30 W 239 feet to N. E. corner of lot No. 3; thence along North line of Lot #3, N 68-21 W 317 feet 5 inches to the beginning corner of Lot No. 4, containing one and seventy-one hundredth (1.71) acres, more or less, per survey and plat made by J. Coke Smith & Son, July 14th 1951, to which reference is hereby made."

This being the same piece, parcel or lot of land conveyed to Grantor by deed of Hattie Elizabeth Seawright Anders, on the 23rd day of January, 1956, of record in Office of Register of Mense Conveyance, State and County aforesaid in Vol. 544 at page 199.

Together with all and singular rights, members, herditaments, 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.