

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
APR 10 12 05 PM 1965  
OLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

630a 918 PAGE 353

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sallie H. Foster

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Greenville, South Carolina

(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 Thousand Eight Hundred and no/100-----Dollars (\$ 3,800.00 ) due and payable one year from date

with interest thereon from date at the rate of SIX per centum per annum, to be paid at maturity

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, City of Greenville, at the northwest corner of Poinsett Avenue and Bennett Street being designated as No. 3 of the J. S. O'Neal and Manning Jones property as shown on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book G at page 156 and having the following metes and bounds, to wit:

Beginning at an iron pipe at the corner of Poinsett Avenue and Bennett Street and running thence along the western side of Bennett Street due north, 200 feet to an iron pin corner of Lot No. 4; thence along the line of that lot N. 70-47 W. 51.8 feet to an iron pin corner of Lot No. 2; thence along the line of that lot S. 21-58 W. 169.8 feet to an iron pin on the northern side of Poinsett Avenue; thence along Poinsett Avenue S. 62-45 E. 126.7 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by Julius W. Davis, by deed dated October 24, 1944 and recorded in the RMC Office for Greenville County, South Carolina in Deed Vol. 268 at page 345.

Block Book Reference is 36-1-17.

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.

*Paid in full and satisfied this 30<sup>th</sup> day  
of September, 1965  
Southern Bank and Trust Company  
Greenville, South Carolina  
By: Thomas C. Vandiver      Witness: Donna H. Coker  
By: Carl Lewis                      Frances M. Muller*

SATISFIED AND CANCELLED OF RECORD  
30 DAY OF Sept. 1965  
Ollie Farnsworth  
R.M.C. FOR GREENVILLE COUNTY, S. C.  
AT 11:35 O'CLOCK A.M. NO. 10179