

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 988 PAGE 587

MAR 16 1 23 PM 1974

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE NORTH

WHEREAS, I, ROSA LEE SEXTON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
FOUNTAIN INN BRANCH

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 Seven Hundred Sixty and No/100-

Dollars (\$ 760.00) due and payable

one year from date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: 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, Fairview Township, and containing 2.25 acres, more or less, according to a plat and survey prepared by E. E. Gary, Surveyor, dated December 30, 1946, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on property now or formerly of Kellett, and running thence with the line of Kellett N. 44-25 E. 2.45 to an iron pin; thence S. 12-1/2 W. 1.00 to an iron pin; thence S. 29 E. 8.00 to an iron pin; thence S. 47-1/2 E. 1.60 to an iron pin and southern edge of a public road, property now or formerly of Leake; thence with the line of Leake S. 2-1/2 W. 4.36 to an iron pin; thence along the line now or formerly of Z. V. Sexton N. 29-00 W. 13.30 to an iron pin, the beginning corner, and being bounded by lands of Z. V. Sexton, Kellett, Hughes, and Leake.

The above described property is the same conveyed to the Mortgagor herein by deed of Z. V. Sexton, dated August 13, 1951, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 440, at Page 385.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 24 PAGE 789

SATISFIED AND CANCELLED OF RECORD

25 DAY OF July 1974
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:15 O'CLOCK P. M. NO. 2518