

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S.C. APR 21 11 43 AM 1965

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE BOOK 992 PAGE 177

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James T. Smith,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, its Successors and assigns forever:

(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 -----
Fourteen Thousand and No/100----- Dollars (\$ 14,000.00) due and payable
six (6) months 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

All that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as Lot No. 88 in the Development known as Eastdale Subdivision, Plat of said subdivision being recorded in the Greenville County, R. M. C. Office, and being more fully described as follows:

BEGINNING at an iron pin on the north side of Mimosa Drive, joint corner with Lot No. 89 and running thence along said lot N. 15-00 E. 200 feet to an iron pin; thence S. 75-00 E. 105 feet to an iron pin; thence S. 15-00 W. 200 feet to an iron pin on Mimosa Drive; thence along said Drive N. 75-00 W. 105 feet to the point of beginning.

The above described property is the same conveyed to me by Florrie E. Greer, et al, by their deed dated April 9, 1965 and recorded herewith.

The above lot is shown on plat of Eastdale Development recorded in the R. M. C. Office for Greenville County in Plat Book "YY", at Pages 118 and 119.

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.

paid in full and satisfied this 3rd day of May, 1965

*Southern Bank and Trust Company
Greenville, South Carolina*

*By: Wheeler M. Thackston Meta B. Stow
Witness*

*By: Earl Lewis James Muller
Witness*

SATISFIED AND CANCELLED OF RECORD
3 DAY OF May 1965
Allie Lamson

R. M. C. FOR GREENVILLE COUNTY, S. C.
2:32 O'CLOCK P. M. NO. 30497