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BOOK 1020 PAGE 365

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

OLLIE F. NORTH  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James H. Robinson, Trustee for E. C. Haskell and James H. Robinson

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Thousand and No/100 \* \* \* \* \*

\* \* \* \* \* Dollars (\$ 7,000.00 ) due and payable  
\$77.72 on the 20th day of February, 1966, and \$77.72 on the 20th day of each and every month thereafter until paid in full; said payments to be applied first to interest, balance to principal. Said interest and principal to be paid in full on or before 10 years from date hereof.

with interest thereon from date at the rate of Six per centum per annum, to be paid: monthly

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, located on the south side of Walnut Street, and designated as Lots Nos. 106 and 107 of the property of P. R. Long and Walter W. Goldsmith, plat of which is recorded in Plat Book 0, page 11, RMC Office for Greenville County, S.C., and having, according to a recent survey made by Dalton & Neves, Engrs., January 1951, the following metes and bounds, to-wit;

BEGINNING at an iron pin on the south side of Walnut Street, which iron pin is 35 feet west of the southwestern intersection of Walnut and Cagle Streets, joint corner of Lots Nos. 105 and 106; thence along joint line of said lots, S 2 45 E 70 feet to an iron pin rear joint corner of said lots; thence along the line of Lot No. 14, S 87 15 W 80 feet to an iron pin rear joint corners of Lots Nos. 107 and 108; thence along the joint line of said lots, N 2 45 W 70 feet to an iron pin in the line of Walnut Street; thence along the southern side of Walnut Street, N 87 15 E 80 feet to the point of BEGINNING.

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.