

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

BOOK 1048 PAGE 259

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
GREENVILLE CO. S. C.

JAN 16 1 36 PM 1967

OLIVE F. FORTWORTH
R. M. C.

WHEREAS, We, Charles Ernest Reece and David Lionel Reece,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Five Thousand Dollars and No/100.

Dollars (\$5000.00) due and payable

as provided for in said Promissory Note,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: with the principal, as provided for in said Note.

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, near the City of Greenville, on the eastern side of Florida Avenue, which is described more particularly as follows.

BEGINNING at an iron pin on the eastern side of Florida Avenue, which pin is at the joint corner of this lot and Lot 7 of Carl Court, and running thence with the lines of Lots 5,6, and 7 of Carl Court, N.76-25 E. 342.6 feet to an iron pin in the Right of Way of the P & N Railroad; thence with said Right of Way N.10-10 W. 60 feet to an iron pin; thence S.76-25 W. 356.2 feet to an iron pin on the eastern side of Florida Avenue; thence with the eastern side of Florida Avenue S.22-10 E. 60 feet to the point of beginning.

The property mortgaged hereby is a portion of Lot 1-1 of Highland Subdivision, a plat of which is recorded in Plats Book C, Page 259; a plat of Carl Court, which adjoins the property conveyed hereby is recorded in Plats Book KK, Page 149.

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 & SATISFIED, this 2 day of Sept, 69
Southern Bank and Trust Company
Greenville, South Carolina

By George P. Wavel, V. Pres.
By Anna D. Baker, asst. Cashier
Witness Nancy J. DeWitt
Meta S. Howe

SATISFIED AND CANCELLED OF RECORD

3 DAY OF Sept. 19 69
Ollie Fortworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:48 O'CLOCK A. M. NO. 5408