

MAY 11 12 23 PM 1967

BOOK 1057 PAGE 271

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS C. FLEET, JR.,

(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 Four Thousand Five Hundred and no/100 ----- Dollars (\$ 4,500.00) due and payable as provided in said Note

with interest thereon from date at the rate of 7% per centum per annum, to be paid: as provided 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, South Carolina, on the western side of Montague Road, which tract of land contains 6.7 acres, more or less, and is a portion of the 31.79 acres tract of land shown on a plat of the Property of Jane Harrison Fleet recorded in the office of the R.M.C. for said County in Plats Book RR, Page 189, and is described more particularly as follows.

BEGINNING at an iron pin which is the northeasternmost corner of the tract of land shown on the abovementioned Plat, and running thence S. 75-00 W., 320 feet, more or less, to a point; thence S. 27-32 E., 1,113 feet, more or less, to a point on the northwestern side of Montague Road; thence N. 48-30 E., 25 feet, more or less, to an iron pin on the paved edge of Montague Road; thence N. 13-00 E., 420 feet to an iron pin; thence N. 27-32 W., 729.1 feet to an iron pin, 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.

PAID IN FULL & SATISFIED, this 14 day of Dec. 1967.

Southern Bank and Trust Company
Greenville, South Carolina

W. Louis Williams Cust. V. P.

By Geo. P. Wenck V. Pres.

Witness Mita G. Stowe

Donna H. Coker

SATISFIED AND CANCELLED OF RECORD

14 DAY OF Dec. 1967

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:04 O'CLOCK P. M. NO. 16728