

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 15 4 03 PM 1967

MORTGAGE OF REAL ESTATE

BOOK 1060 PAGE 459

OLLIE FANNING A TOTAL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, Anne Williams Campbell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

Carroll A. Campbell, Jr.

(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 Ten Thousand and no/100

Dollars (\$ 10,000.00) due and payable

on demand

with interest thereon from _____ date at the rate of 6½ per centum per annum, to be paid:

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, known and designated as lots 208 and 209 on Plat of Traxler Park made by R. E. Dalton, Engineers, March 1923 and recorded in R.M.C. Office for Greenville in Plat book F at page 114 and 115 and according to said Plat the following metes and bounds, to-wit;

Lot 208

Beginning at an iron pin on the West side of Woodvale Avenue joint corner of lot numbers 208 and 209 and running thence along the joint line of said lot North 25-23W. 214.4 feet to the joint rear corner of lots 189, 190, 203 and 209 thence along the rear line of lot 190 N. 58-29E. 70.56 feet to an iron pin joint rear corner of lot numbers 190, 191, 207 and 208, thence along the joint line of lot numbers 207 and 208 S. 25-23E. 204.5 feet to an iron pin on the West side of Woodvale Avenue thence along the West side of Woodvale Avenue S. 49-57W. 72.5 feet to the point of beginning.

Lot 209

Beginning at an iron pin on the North side of Woodvale Avenue joint corner of lots 209 and 210 and running thence along the joint corner of said lots N. 25-23 W. 220 feet to an iron pin, joint rear corner of lots 209 and 210 thence N. 64-37E. 70 feet to an iron pin to the joint rear corner of lots 208 and 209 thence along the joint side of said lot S. 25-23E. 214.4 feet to an iron pin on the Northern side of Woodvale Avenue thence along the Northern side of Woodvale Avenue S. 59-47W. 70.25 feet to an iron pin, the point of beginning.

These are the same lots of land conveyed to the said mortgagor by deeds of S.A. Callahan and Carolyn B. Moseley recorded in the R.M.C. Office for Greenville County in deed book 204 at page 493 and in deed book 206 at page 95.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

23rd March 79

1:29

P

27338

65

260