

SEP 12 11 07 AM 1967

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: Erskine E. Traynham

(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 Three Thousand Five Hundred and No/100--- Dollars (\$ 3,500.00 ) due and payable

one (1) year from date

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

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, being known and designated as Lots Nos. 42 and 56, HUDSON ACRES, as per plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book Y, at Page 39, and having, according to said plat, the following metes and bounds, to-wit:

LOT 42: BEGINNING at an iron pin on the easterly side of Hudson Drive, joint front corner of Lots Nos. 42 and 43, and running thence S. 77-30 E. 193.7 feet to an iron pin, joint rear corner of Lots Nos. 42 and 43, 55 and 56; thence N. 3-40 W. 196.7 feet to an iron pin in line of Lot No. 41; thence along the line of Lot No. 41, N. 75-50 W. 157.5 feet to an iron pin on the easterly side of Hudson Drive; thence along the easterly side of Hudson Drive, S. 14-10 W. 200 feet to an iron pin, the point of beginning.

LOT 56: BEGINNING at an iron pin on the westerly side of Greenwood Avenue, joint front corner of Lots Nos. 55 and 56, and running thence N. 77-30 W. 193.7 feet to an iron pin, joint rear corner of Lots Nos. 55 and 56, 42 and 43; thence N. 3-40 W. 196.7 feet to an iron pin in the line of Lot No. 41; thence along the line of Lot No. 41, S. 75-50 E. 157.5 feet to an iron pin on the westerly side of Greenwood Avenue; thence along the westerly side of Greenwood Avenue, S. 6-0 E. 200 feet to an iron pin, the point of beginning.

Being the same property granted to mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Volume 540 at Page 475.

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.

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