

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

OCT 20 11 10 AM 1967

MORTGAGE OF REAL ESTATE

BOOK 1074 PAGE 89

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, Hilton Smith

(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

TWO THOUSAND EIGHT HUNDRED EIGHTY-ONE AND 20/100 Dollars (\$2,881.20) due and payable in 24 equal monthly installments of \$120.05 each beginning December 5, 1967, and continuing each and every month thereafter until paid in full.

with interest thereon from ~~date~~ maturity at the rate of $6\frac{1}{2}$ 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, City of Greenville, on Hardale Court, being shown and designated as Lot No 10 of Copeland Dale Subdivision, a plat of which by Jones and Sutterland, dated June, 1959, being recorded in Plat Book QQ at page 89 in the R. M. C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Hardale Court at the joint front corner with Lot No. 11 and running thence S. 70-41 W. 112.4 feet along the line of division of Lots Nos. 10 and 11 to an iron pin; thence N. 21-13 W. 167 feet to an iron pin at the joint back corner of Lots Nos. 8 and 10; thence S. 78-57 E. 95 feet along the line of division of Lots Nos. 8 and 10 to an iron pin at joint corner of Lots Nos. 8, 9 and 10; thence S. 64-14 E. 94.5 feet along the line of division of Lots. Nos. 9 and 10 to an iron pin on Hardale Court; thence along a curve on Hardale Court, the chord of which is S. 10-19 E. 60 feet to an iron pin, the beginning corner.

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.

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FOR SATISFACTION TO THIS MORTGAGE
SATISFACTION BOOK 68 1912