

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAR 13 10 52 AM 1968

BOOK 1086 PAGE 551

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, C. C. Wilder, of Greenville County, South Carolina

(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

Seven Thousand Six Hundred Forty Eight and 32/100 Dollars (\$7,648.32) due and payable

In monthly installments of \$79.67 commencing on the 22nd day of April, 1968 and on the same date of each successive month thereafter until paid in full

maturity

with interest thereon from ~~the~~ at the rate of 5 1/2% per centum per annum, to be paid: as aforesaid

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, Highland Township, Tigerville Community:

Beginning at a nail and cap, at the intersection of two County Roads and running thence with County Road and line of Mary W. Southerlin, N. 55-05 W. 232.9 feet to bend in Road; thence with said Road N. 56 W. 217.1 feet to bend in Road; thence still with said Road N. 49 W. 288.8 feet; thence N. 60-40 W. 251.5 feet to old iron pin; thence S. 21-45 W. 796 feet to stone (original corner); thence with line of Barton property N. 67 E. 699.6 feet to iron pin; thence S. 43 15 E. 381.3 feet to nail in cap in center of County Road; thence with center of said Road N. 50-30 E. 277.2 feet to the beginning corner. Said tract of land containing 7.94 acres, more or less, according to Survey and Plat made by J. C. Hill, L. S., November 18, 1955, to be recorded in R. M. C. Office for Greenville County. See Apt. 972, File 11, Probate Judge's Office for Greenville County, S. C. The Mortgagor is to keep the premises insured in the minimum amount of \$5,000.00. This being a first mortgage, there being no other liens or encumbrances.

Together with all and singular rights, members, hereditaments, 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.