

JUL 10 9 48 AM 1968

BOOK 1097 PAGE 183

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ALLIE FARNSWORTH  
R. M. C.  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Robert J. Loftin and Betty J. Loftin

(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

Three Thousand Five Hundred Thirty-Nine and 88/100-----Dollars (\$ 3,539.88 ) due and payable in thirty-six (36) successive monthly installments in the amount of \$98.33, the first monthly installment due on August 15, 1968, which includes add on interest

~~XXXXXXXXXXXX~~ from date at the rate of six (6%) per centum per annum, to be paid: monthly.

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

All that lot of land situate on the southeast side of Henderson Road in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 21 on plat of Section E-1 of Gower Estates, made by Campbell & Clarkson Surveyors, December 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB, Page 70, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Henderson Road at the joint front corner of Lots 20 and 21 and runs thence along the line of Lot 20, S. 28-18 E. 292.7 feet to an iron pin; thence N. 52-34 E. 174.8 feet to an iron pin; thence N. 26-50 W. 266.5 feet to an iron pin on the southeast side of Henderson Road; thence along Henderson Road, S. 65-04 W. 100 feet to an iron pin; thence still along Henderson Road S. 55-45 W. 79.1 feet to the beginning corner.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights-of-way, if any, affecting the above described property. For restrictions applicable to Section E-1 of Gower Estates, see Deed Book 769, Page 259. This property is also subject to a drainage easement across the front portion of the lot, as shown on the plat referred to above.

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.

*Paid June 3<sup>rd</sup> 1970  
Southern Bank & Tr. Co.  
By: John Day  
Loan Officer*

*witness:  
Thomas M. Patrick, Jr.*

SATISFIED AND CORRECTED OF RECORD  
3  
Allie Farnsworth  
June 30 1970  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
3:30 P. 265-13