



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Charles Rosemond

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company Piedmont, S. C.

(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 hundred seventy-four and no/100----- Dollars (\$774.00) due and payable in twenty - four (24) monthly payments of \$32.25 each, beginning on September 8, 1968, and continuing monthly thereafter until paid in full.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: in advance

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, Grove Township, containing

sixty-three one-hundredths (0.63) of an acre, more or less, according to plat made by J. Don Lee, Registered Land Surveyor, May 4, 1963, said plat showing the following courses and distances to wit :

BEGINNING at Nail in center of Piedmont to Bessie Road, iron pin 18 ft. from center of said road thence along line of Grantor S-thence S-4-00 E. 126.8 feet to I. P. 10' from Pine Tree, joint corner grantor and grantee ; thence N. 86-00 E. along line of Grantor and Grantee 163-0 feet to iron pin ; thence N 3-00 W 179 feet to cap in center of said roan; thence along said road S 74-24 W 212 feet to beginning corner.

This tract of land being a part or portion of the land conveyed to Grantor by deed of N. G. McDonald dated December 24, 1946 ; said deed recorded in the Office of Register of Mesne Conveyance for County and State aforesaid in Book 304 at page 317.

It is the intent of the mortgagor to mortgage the entire 0.63 acre.

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.

PAID IN FULL & SATISFIED, this 3 day of Aug. 1970.

Southern Bank and Trust Company
Piedmont Greenville, South Carolina

SATISFIED AND CANCELLED OF RECORD
4 DAY OF Aug 1970
Ollie Farnsworth

By Wm. W. Morrow

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:30 O'CLOCK P. M. NO. 2755

Witness Margaret H. Buckhester