



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I Charles F. Seawright

(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

Four hundred seventy - four and 96/100 ----- Dollars (\$474.96 ) due and payable in twelve monthly payments of \$39.58 each, beginning on February 8, 1969, and payments 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, in or near the town of Piedmont, on the east side of the Southern Railway tracks and on the east side of Depot Branch, near Oil Mill Street, and having the following metes and bounds, to wit :

BEGINNING at an iron pin, corner of Boyce Street and Patterson Street, and running thence N. 5-00 W. 86.0 feet to an iron pin ; thence N. 84-00 E. 70.4 feet to an iron pin ; thence S 3-13 E. 78.0 to an iron pin ; thence along Boyce Street S 77-40 W 68.0 feet to an iron pin, the point of beginning.

This being a portion of the land conveyed to Walter Seawright by deed dated October 6, 1949, by Foster Hood, and being recorded in RMC Office for Greenville County in Volume 393, page 283.

Also, all that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, and being more fully described as follows :

BEGINNING at an iron pin, corner of Boyce Street and Patterson Street, and running thence along Boyce Street N 76-56 E. 67.8 feet to an iron pin ; thence S 3-13 E. 51.0 feet to an iron pin ; thence N. 62-40 W. 77.6 feet to an iron pin, the point of beginning.

This being a portion of the land conveyed to Walter and Jessie Seawright by deed of Arthur Williams, dated January 22, 1954. Said deed being recorded in RMC Office for Greenville County, in Deed Book 493, at Page 103.

The above lots of land are according to survey of the property of Walter and Jessie Seawright by Plat dated August 5, 1965, by the Carolina Engineering and Surveying Company, Greenville, S. C.

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 21st day of Feb. 1970. Southern Bank and Trust Company, Greenville, South Carolina. BY Mrs. D. ... WITNESS ... AT WILKINSON, S. C. M. NO. 1113