

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.
GREENVILLE CO. S. C. BOOK 1117 PAGE 119

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FEB 13 10 53 AM 1969

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, JAMES E. SHEPHERD and MARY JANE SHEPHERD

(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 Four Thousand and no/100-----

-----Dollars (\$4,000.00) due and payable

Forty Six and 45/100 (\$46.45) Dollars per month commencing on the first day of March, 1969, and continuing on the first day of each month thereafter until paid in full, payments to apply first to interest and balance to principal.
with interest thereon from date at the rate of seven 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, Paris Mountain Township, on the southwestern side of Watkins Road, being known as Lot 8 on a plat of Blue Mountain, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book EE, Page 121, and described as follows:

BEGINNING at an iron pin on the southwestern side of Watkins Road at the corner of Lot 7 and running with the line of Lot 7, S. 16-30 W., 160 feet to an iron pin at the rear corner of Lots 7 and 8; thence with the line of Lots 18 and 19, N. 29-30 W., 100 feet to an iron pin at the corner of Lot 9; thence with the line of Lot 9, N. 60-30 E., 160 feet to an iron pin on the southwestern side of Watkins Road; thence fronting with Watkins Road S. 29-30 E., 100 feet to the beginning corner.

This mortgage is junior to that certain mortgage executed in favor of First Federal Savings and Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Volume 968, Page 514.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 518

SATISFIED AND CANCELLED OF RECORD

28 DAY OF Sept 1971

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:48 O'CLOCK P M. NO. 1117