

STATE OF SOUTH CAROLINA MAR 12 3 38 PM '69

COUNTY OF GREENVILLE OLLIE FARNSWORTH R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James E. Meeks & Alvina F. Meeks

(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 Fifteen Thousand - - - - -

as follows: \$ 134.83 on the 15th day of April, 1969 and Dollars (\$ 15,000.00) due and payable \$134.83 on the 15th day of each succeeding month thereafter until paid in full, with payments applying first to interest and the balance to principal

with interest thereon from date at the rate of 7 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 Greenville, Butler Township, near the City of Greenville being known and designated as the Western portion of Lot No. 17 of a subdivision known as Boiling Springs Estates, as shown on a plat recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book YY, Pages 14 & 15, and having, according to a more recent plat entitled "Property of Alvin C. Fincher, dated March 19, 1968, by C. O. Riddle, Surveyor, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Phillips Road at the joint front corner of Lots 17 & 18, and runs thence along line of Lot No. 18, N. 10-17 W. 333 feet to an iron pin at the corner of Lot No. 24; thence along the line of Lot No. 24, N. 74-44 E., 286.1 feet to an iron pin; thence along a new line thorough Lot No. 17, S. 10-17 E. 357.8 feet to an iron pin on the North side of Phillips Road; thence along the North side of Phillips Road, S. 79-43 W., 285 feet to the point of beginning, containing 2.26 acres.

This being the same lot of land conveyed to the mortgagors by deed of Alvin C. Fincher and Aileen H. Fincher on December 13, 1968, said deed of record in said R. M. C. Office in Deed Book 858, Page 202. Being the same lot upon which the mortgagors have just completed a modern residence where they expect to reside.

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.