MORTGAGE OF REAL ESTATE — Mann, Yeldmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 1123 PAGE 399

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

(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 One Thousand Eight Hundred and No/100 Dollars ($ 1,800.00) due and payable

in equal monthly installments of $87.48, commencing May 15, 1969, and a like payment thereafter to be paid on or before the 15th day of each and every successive month until paid in full,

with interest thereon from maturity 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, in Chick Springs Township, containing 2.75 acres, more or less, and having according to plat of Property of Lily M. Loftis, prepared by Terry T. Dill, Reg. C.E. and L.S., dated February 9, 1968, the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of a township road, said pin being 767.5 feet west of St. Mark Road right-of-way and running thence S. 22-20 E. 445.5 feet to an iron pin on the northerly side of Range Road; thence along said Range Road S. 65-00 W. 262.8 feet to an iron pin; thence N. 22-30 W. 479.4 feet to an iron pin on the southerly side of township road; thence along said road N. 74-35 E. 200 feet to an iron pin; thence further along said road N. 66-19 E. 66 feet to an iron pin at the point of beginning, being a portion of Lot 1, Black 1, Page T-24, in School District 265, according to the County Block Book.

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.

#19554
March 9, 1970
at 9:45 A.M.
Witness:
Thelma B. Pickens

Lien Released By Sale Under Foreclosure 9th day of March A.D., 19 70. See Judgment Roll No. K-4134.

Frank P. McGowan, Jr.
MASTER