



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James G. Kernells

(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

Six hundred two and 40/100 ----- Dollars (\$ 602.40) due and payable
in 24 monthly installments of \$25.10 each, the first of said installments being due and payable
on June 8, 1969, and a like sum on the corresponding day of each and every calendar month
thereafter until the whole of said debt is 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. That certain lot of land in Oaklawn Township, said County and State, and as shown by plat thereof prepared by Charles K. Dunn, February 16, 1961, having the following courses and distances, to wit :

BEGINNING AT iron pin on line of property of the Pelzer Mfg. Co. and cornering with J. R. Burns, and runs thence with the Burns line, N 89-15 E. one hundred fifty-eight and eight tenths (158.8) feet to iron pin on line of the Anna Franks property ; thence with her line, S 1-15 E one hundred ten and seven tenths (110.7) feet to iron pin, cornering with other property of Anna K. James thence with line of Anna K. James property, S 72-58 W one hundred eight and eight tenths (108.8) feet to iron pin on line of a driveway fifteen feet in width ; thence over to the line of Pelzer Mfg. Co. , and with its line, N 15-36 W one hundred forty - nine and one tenth (149.1) feet to the beginning point ; together with a drive-way to said lot from Bennett Street, and beginning at iron pin on the western edge of the other lot of Anna K. James and runs thence with said Anna K. James lot, N. 16-36 W, two hundred nineteen and two tenths (219.2) feet to iron pin; thence over said driveway to the line of the Pelzer Mfg. Co. , then with the line of Pelzer Mfg. Co. from said Bennett Street, N 15 - 36 W. three hundred sixty - five and six tenths (365.6) feet to the corner of the J. R. Burns tract ; and bounded north by said J. R. Burns, East by Ann Franks ; South by the remaining lot of Anna Kernells James and west by property of the Pelzer Mfg. Co. and being a portion of the same lot conveyed to Anna Kernells James (as Anna Kernells) by T. D. Nolan and Henry J. Covington, November 23, 1948, and recorded in Deed Book 395, Page 29, RMC Office for Greenville County, said lot is No. B and the driveway thereto shown on said plat.

This is the same property conveyed to James G. Kernells by deed of Anna Kernells James, said deed dated March 1, 1961, recorded in the Office of RMC for Greenville County in Book 669 of Deeds, Page 209.

Together with all and singular rights, members, hereditaments, 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 2 day of July 1970

Southern Bank and Trust Company
Greenville, South Carolina

By Wm. H. Morrow ✓
Witness Charles T. Kimba

SATISFIED AND CANCELLED OF RECORD
6 DAY OF July 19 70
Oliver Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:00 O'CLOCK P. M. NO. 320