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MORTGAGE OF REAL ESTATE—Officers of Title & Trust, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

George D. King, Jr. and Mary Catherine King (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 SIX HUNDRED AND NO/100 DOLLARS (\$ 4,600.00)

due and payable Fifty-Five Dollars (\$55.00) per month, commencing one month after date and continuing until paid in full, payments to be applied first to interest and then to principal

with interest thereon from date at the rate of seven 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,

TRACT NO. 1:

ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, S. C., containing 8.74 acres, near the Augusta Road, U. S. Highway 25, and just off the road leading from Woodville to Pelzer, and having, according to a plat of the property of Ramsey Lollis, made by C. C. Riddle, May 13, 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint Southern corner of Ramsey Lollis and the Mortgagors and at a joint corner with Roy W. Boggess and running thence with the Boggess line S. 79-21 W. 1,020.1 feet to an iron pin; thence N. 11-46 E. 388.5 feet to an iron pin in the joint line of the McDavid property; thence with the joint line of the McDavid property N. 79-20 E. 1,100.6 feet to an iron pin at the joint Northern corner of Ramsey Lollis and the Mortgagors; thence with the common line of this tract and the property of the Mortgagors S. 21-51 W. 426 feet to an iron pin, the point of beginning; being the same property conveyed to the Mortgagors by the deed of Ramsey Lollis to be recorded herewith.

TRACT NO. 2:

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in Oaklawn Township, Greenville County, State of South Carolina, containing seven (7) acres, more or less, known as the Western portion of Tract No. 1 on plat of property of Nell H. Cason, prepared by W. J. Riddle, dated August, 1945, and according to said plat, being more particularly described as follows:

BEGINNING at an iron pin in the center line of Augusta Road, at the Northeast corner of the tract herein conveyed, joint corner of property now or formerly

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

(Continued on reverse side)