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BOOK 1128 PAGE 359

MORTGAGE OF REAL ESTATE—Offices of Price &amp; Post, 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:

Wade King, Jr. and Mae B. 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

TWO THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$ 2,600.00 ),

due and payable in forty-eight (48) consecutive monthly installments, commencing one month after date, in the amount of Sixty-Two and 27/100 (\$62.27) Dollars, to be applied first to interest and then to principal, until paid in full

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,

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being in or near Fork Shoals, in the County of Greenville, South Carolina, and being more particularly described as Lot 30, as shown on a plat entitled Subdivision of The Residential Properties of Fork Shoals, S. C. of Riegel Textile Corporation, located in Greenville County, Fork Shoals, South Carolina, made by Pickell & Pickell, Engineers, Greenville, S. C., February, 1953, and recorded in the Office of the Register of Meane Conveyances for Greenville County in Plat Book ED, at Pages 156 and 157. According to said plat, the within described lot is also known as No. 44 Pelzer Road and fronts thereon 82 feet.

Subject to any and all rights-of-way and easements that may be of record and subject to the terms and conditions of that deed of conveyance to the Mortgagors by the deed of Ware Shoals Community Foundation, Inc., recorded in Deed Book 499, at Page 155, as to easements, rights-of-way, etc., and also subject to those protective covenants applicable to the property recorded in the R. M. C. Office for Greenville County in Deed Book 497, at Page 173

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.