

FILED

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

JUL 15 4 51 PM '69

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COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, We, Julius B. Kilgore and Eunice W. Kilgore

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont 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 Two Hundred Fifty Five and 32/100----- Dollars (\$ 1,255.32) due and payable

as stated therein,

with interest thereon from maturity at the rate of 7% per centum per annum, to be paid: on demand

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, on the southern side of Jacobs Road, being known as a portion of Tract 10 on a plat of the Property of Sarah D. Thompson, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P, at Page 23, and having the following metes and bounds, to-wit:

Beginning at a point on the southern side of Jacobs Road, joint common corner of Tract 10 and Lot 18 of the property of W. W. Wilkins, and running thence S. 10-02 W. 175.9 feet to a point; thence N. 80-00 W. 45 feet to a point; thence N. 41-35 W. 145 feet, more or less, to a point on the southern side of Jacobs Road; thence with said Road N. 51-43 E. 85 feet to a point; thence continuing with said Road N. 60-58 E. 84 feet to the point of beginning.

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 whatsoever lawfully claiming the same or any part thereof.