

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEAUG 20 4 05 PM '69  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1134 PAGE 509

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Century Enterprises

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Twelve Thousand and No/100-

----- Dollars (\$12,000.00 ) due and payable  
in 60 equal monthly installments of \$243.32 beginning 30 days from date and a like installment on the same date of each succeeding month thereafter, until paid in full. The installments are to be applied first to interest and the balance to principal.

with interest thereon from date at the rate of eight (8) 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, his 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 western side of South Memminger Street, known as part of lot No. 12 of the property of Henry T. Mills, as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book A at page 459, and having, according to said plat and a more recent survey by R. W. Dalton, engineer, dated February, 1955, the following metes and bounds:

BEGINNING at an iron pin on the Western side of South Memminger Street and running thence S. 16-15 W. 65.4 feet to a point at the intersection of South Memminger Street and Arlington Avenue; thence, along the Northern side of Arlington Avenue, N. 73-45 W. 110 feet to a point; thence N. 16-15 E. 65.4 feet to a point; thence S. 73-45 E. 110 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Joseph J. Nannarello dated April 3, 1956, and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 552 at page 198.

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, his 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.