

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Kathryn H. Tewell

(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

Twelve hundred and no/100----- Dollars (\$ 1,200.00) due and payable

in monthly installments of \$100.00 per month, the first of said installments
being due and payable on October 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 8 per centum per annum, to be paid: in advance

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or
for the Mortgagee'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 Mortgagee 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 as-
signs:"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 ofGreenville, situated just below the Town of Piedmont, South Carolina, being
known and designated as Lots No. 71 and 72 of a subdivision known as
Monticello Estates, as shown by a Plat thereof, by Woodward Engineering
Company, dated March 1956, and recorded in the R. M. C. Office for Greenville
County, in Plat Book EE, at page 169, and having according to said plat the
following description, to - wit :BEGINNING on North Monticello Road at an iron pin joint front corners
of lots 72 and 73 and running thence 166.46 feet along the line of said Road
toward the Saluda River to an iron pin at joint front corners of lots 70 and 71 ;
running thence 200 feet along the side line of lot 70 to an iron pin at joint
rear corners of lots 70 and 71 ; running thence 166.46 feet along the rear line
of lots 71 and 72 to an iron pin at joint rear corners of lots 72 and 73 ; running
thence 200 feet along the side line of lot 73 to the iron pin at joint front corners
of lots 72 and 73 on North Monticello Road, the point of beginning.According to the Plat on record, lot 71 and 72 are each sized 83.23 feet
wide and 200 feet deep.NO residence to cost less than five thousand (\$5,000.00) dollars shall
be erected on any lot ; no residence shall be erected on lots nearer than forty
(40) feet to the front line ; no outside toilets permitted and sewage to be
disposed of by approved septic tanks.This conveyance is sold subject to all easements and rights of way of
record.This is the same property conveyed to Kathryn H. Tewell by deed of
M. W. Fore, deed dated August 20, 1965, said deed recorded in Office of
R. M. C. for Greenville County, in Book 780 of Deeds, page 425.Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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 Mortgagee 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.