

GREENVILLE 00. S. C.

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STATE OF SOUTH CAROLINA SEP 19 3 24 PM '69

COUNTY OF GREENVILLE OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Frances E. Greer, Trustee for Jacquelyn McNeill Greer under Trust Agreement dated September 1, 1959 (hereinafter referred to as Mortgagee) is well and truly indebted unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty Four Thousand & No/100 ----- Dollars (\$ 24,000.00-----) due and payable

in 120 equal monthly installments of \$291.19 beginning November 10, 1969, 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 8% per centum per annum, to be paid: monthly included

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 Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 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 northwestern side of Warehouse Court and having, according to a plat captioned "Property of Ira A. Giles, Jr." by C. W. Webb, dated April 1, 1961, the following courses and distances, to wit:

BEGINNING at an iron pin on the northwestern side of Warehouse Court (this point being approximately opposite from the southwestern intersection of Warehouse Court and Artillery Road) and running thence with Warehouse Court S. 55-08 W. 109.3 feet to an iron pin; thence N. 39-45 W. 151.2 feet to an iron pin on the right-of-way of the Southern Railroad; thence with said right-of-way in a curved line, the chord of which is N. 47-02 E. 125.3 feet to an iron pin; thence S. 34-19 E. 168.5 feet to the beginning corner.

This is the identical property conveyed to the Mortgagee herein by deed of Package Supply & Equipment Company, Inc. dated September 15, 1969 and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 875 at page 630.

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, 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.