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MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS ALVIN J. HILL AND EUNICE M. HILL

(hereinafter referred to as Mortgagee) is well and truly indebted unto SOUTHERN BANK & 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  
Four Thousand Four Hundred and No/100ths Dollars (\$4,400.00) due and payable  
\$89.23 per month commencing November 1, 1969 and continuing until paid in full, payments to be applied first to interest and the remainder to principal

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly

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, in Gantt Township, on the West side of Kathryn Avenue, being shown and designated as Lot No. 8A on a plat of property entitled Plat of Lots of Albert Taylor, by Terry T. Dill, Reg. C. E. & L. S. No. 104, dated August 1, 1956 and recorded in the R.M.C. Office for Greenville County in Plat Book LL, page 55 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Kathryn Avenue at the corner of Lot Nos. 7A and 8A and running thence, N. 86-35 W. 209 feet to the joint corner of Lot Nos. 8A, 5A, 3 and 4; thence S. 00-38 E. 57 feet to a point in common boundary of Lot Nos. 8A and 4; thence S. 86-35 E. 209 feet to a point on the West side of Kathryn Avenue; thence along the West side of Kathryn Avenue 57 feet to the point of beginning.

ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, in Gantt Township, on the corner of Springbrook Drive and Pine Crest Drive, being shown and designated as Lot No. 9 on a plat of property entitled Plat of Lots of Albert Taylor, by Terry T. Dill Reg. C. E. & L. S. No. 104, dated October 15, 1954 and recorded in the R.M.C. Office for Greenville County in Plat Book HH, at page 173 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Springbrook Drive and Pine Crest Drive and running thence along the west side of Pine Crest Drive, S. 50-38 E. 150 feet to an iron pin at the joint corner of Lot Nos. 9 and 4 and running thence N. 86-35 W. 70 feet to an iron pin at the joint rear corner of Lot Nos. 9 and 8; thence along the joint line of Lot Nos. 9 and 8, N. 50-38 W. 150 feet to an iron pin on Springbrook Drive, the joint front corner of Lot Nos. 9 and 8; thence along the South side of Springbrook Drive, S. 86-35 E. 70 feet to an iron pin, 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 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.