

MORTGAGE OF REAL ESTATE—^{FILED} **GREENVILLE CO. S. C.** Offices of FILE & FILE, Attorneys at Law, Greenville, S. C.

BOOK **1145** PAGE **325**

STATE OF SOUTH CAROLINA

JAN 2 3 57 PM '70

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **TED B. BUNTON**

(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 **Four Thousand Ninety Four and 60/100** -----

----- Dollars (\$ **4,094.60**) due and payable

Ninety days from date.

with interest thereon from date at the rate of **8%** per centum per annum, to be paid after maturity.

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**, being shown as **Lot 10, Block D, of Judson Mills Village No. 2**, plat of which is recorded in Plat Book K, Pages 1 and 2, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pipe on the north side of Gordan Street, joint corner of lots No. 10 and 11, which iron pipe is 94.3 feet west of the northwest corner of the intersection of Gordan Street and 8th Avenue; and running thence with the line of Lot No. 11, N. 18-47 W., 147.4 feet to an iron pipe in line of Lot 12; thence with the line of Lot 12, S. 53-51 W., 55.5 feet to an iron pipe, joint rear corner of lots No. 9 and 10; thence with the line of lot 9, S. 18-47 E. 130.8 feet to an iron pipe on the north side of Gordan Street; thence with Gordan Street, N. 71-23 E., 53 feet to the beginning corner, and being identically the same property conveyed to Mortgagor by deed of Mildred H. Farr.

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 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.