

FILED
GREENVILLE CO. S. C.
JAN 9 5 23 PM '70
OLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, John W. Stevenson and Carlien C. Stevenson, are

(hereinafter referred to as Mortgagor) well and truly indebted unto

Southern Bank and 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, Forty-Six and 88/100-----

-----Dollars (\$ 4, 046, 88) due and payable

Eighty-Four and 31/100 (\$84. 31) Dollars on the 1st day of February, 1970 and Eighty-Four and 31/100 (\$84. 31) Dollars on the 1st day of each and every succeeding month thereafter for 48 months

with interest thereon from date at the rate of seven (7%)^{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, 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 Oneal Township, being known and designated as Lots 21, 22, 23, 24, 25, 26, 27, 28, 39 and 40 on a plat made for Curtis G. Henderson by D. N. Loftis, Surveyor, dated October 27-29, 1952, and recorded in the R. M. C. Office for Greenville County in Plat Book T at Pages 480 and 481 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of a surface-treated road at the joint corner of Lots 28 and 38 on said plat and runs thence with the southern side of said county road, S. 51-15 W. 400 feet to an iron pin at the joint corner of Lots 21 and 41; thence along the common line of Lots 21 and 41 and continuing along the common line of Lots 40 and 41, S. 45-15 E. 650 feet to an iron pin; thence N. 60-45 E. 400 feet to a stake, rear corner of Lots 38 and 39; thence N. 45-15 W. 718 feet to the beginning corner, containing 6.2 acres, more or less, being the same conveyed to us by Charles B. Southerlin by deed of even date to be recorded herewith.

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.