

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE, CO. S. C.

MAY 11 4 30 PM '70

MORTGAGE OF REAL ESTATE

BOOK 1154 PAGE 575

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jack D. Durham,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, Greenville, South Carolina, its successors and assigns forever,

(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 Twenty Three Hundred Thirty-Three and four/100

Dollars (\$ 2333.04) due and payable

in twenty-four (24) monthly installments of Ninety-Seven and Twenty-One/100 (\$97.21) Dollars each, commencing on the 15th day of June, 1970, and on the same date of each successive month thereafter until paid in full.

being computed in said payments

with interest thereon from date ~~XXXXXX~~ per centum per annum, to be paid:

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 known and designated as Lot

No. 48 on a Plat of property of J. R. West made by Dalton & Neves, December, 1939, and recorded in the R.M.C. Office for Greenville County in Plat Book D, at pages 312-317, later revised, and having according to a Plat thereof prepared by R. E. Dalton, Engineer, December, 1943, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Springside Street (formerly Fourth Avenue North) 845 feet in a Northerly direction from the intersection of Springside Street with Easley Bridge Road, at joint corner of Lots Nos. 47 and 48; and running thence with line of Lot No. 47, N. 77-30 E. 102.8 feet to an iron pin in rear line of Lot No. 28; thence with rear line of Lots Nos. 28, 29, and 30, N. 16-50 W. 70 feet to an iron pin, joint corner of lots Nos. 48 and 49; thence with line of Lot No. 49, S. 77-36 W. 97.6 feet to an iron pin on the East side of Springside St.; thence with said Street, S. 12-55 E. 70 feet to the beginning corner.

Together with all and singular rights, members, herditaments, 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.