

GREENVILLE CO. S. C.

MAY 26 4 44 PM '70

BOOK 1156 PAGE 135

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James P. Drexler and Natalie S. Drexler, are

(hereinafter referred to as Mortgagor) /s/ 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 Ten Thousand and No/100-

Dollars (\$ 10,000.00) due and payable

Due and payable on or before June 30, 1970,

with interest thereon from date at the rate of eight(8%) per centum per annum, to be paid: annually

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 17 of a subdivision known as "Addition to Wildaire Estates" according to plat thereof prepared by Piedmont Engineering Service, dated November 1962, and recorded in the R. M. C. Office for Greenville County in Plat Book RR at Page 100 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of Ramblewood Lane, joint front corner of Lots 17 and 18 and running thence along the line of said lots, N. 75-28 E. 223.6 feet to an iron pin in the property line; thence along said property line, S. 7-41 E. 111.9 feet to an iron pin at the joint corner of Lots 16 and 17; thence S. 73-00 W. 205.2 feet to an iron pin on the eastern side of Ramblewood Lane; thence with the eastern side of Ramblewood Lane, N. 17-00 W. 120 feet to an iron pin, point of beginning.

ALSO: a 10-foot strip from Lot 18, said strip fronts 10 feet on the eastern side of Ramblewood Lane beginning at the joint front corner of Lots 17 and 18 and also has a width of 10 feet along the rear line of Lot 18 commencing with the joint rear corner of Lots 17 and 18.

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.

PAID IN FULL & SATISFIED, this 20 day of July 1970
Southern Bank and Trust Company
Greenville, South Carolina

By Fred Gilmer Jr.
Witness Henry S. Sullivan
Meta S. Stone
Nancy Scruggs

SATISFIED AND CANCELLED OF RECORD
22 DAY OF JULY 1970
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:50 O'CLOCK A.M. NO. 17488