

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 17. 1 34 PM '70

BOOK 1160 PAGE 637

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Hawkins C. Shelton and Helen L. Shelton

(hereinafter referred to as Mortgagor) is 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 Two Thousand, Three Hundred Twenty-Two and 36/100--
----- Dollars (\$2,322.36) due and payable

according to the terms of an Installment Note executed July 17, 1970 by the mortgagors to the mortgagee

with interest thereon from date at the rate of _____ 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, in Cochran Heights, and shown on a plat of Cochran Heights, property of Mrs. N. C. Cochran Estate, made by C. O. Riddle, Surveyor, in November 1952, and revised thereafter, the last revision being dated March 22, 1956, recorded in Plat Book UU, Page 37, and being Lot No. 21 on the South side of Maxcy Avenue, and being more particularly described as follows:

"BEGINNING at a point on the South side of Maxcy Avenue, joint front corner of Lots 14 A and 21, and running thence S. 29-08 E. 200 feet to the joint rear corner of Lots 14 A and 21; thence S. 60-52 W. 100 feet to the southern corner of Lot 21; thence N. 29-08 E. 200 feet to Maxcy Avenue; thence with Maxcy Avenue, N. 60-52 E. 100 feet to the point of beginning; being the same conveyed to us by Eva Tucker 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.