

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 9 4 23 PM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1169 PAGE 127

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT E. CROUT

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK AND TRUST COMPANY OF GREENVILLE

(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 Three Thousand Nine Hundred and no/100----- Dollars (\$3,900:00) due and payable Ninety (90) days from date, the maturity date being January 5, 1971.

with interest thereon from date at the rate of 8.11 per centum per annum, to be paid: Quarterly.

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, designated as Lot No. 11 on a plat of property of E. Godfrey Webster recorded in the R. M. C. Office for Greenville County in Plat Book "Z" at Page 141, said lot being located on the western side of Dale Drive, and having the courses and distances shown on said plat.

This being the same property conveyed to the mortgagor herein by deed recorded in the R. M. C. Office for Greenville County in Deed Book 717 at Page 449.

This mortgage is given subject to that mortgage given by the mortgagor herein to C. Douglas Wilson & Co. in the original amount of (\$9,000.00) Nine Thousand and no/100 Dollars and recorded in the R. M. C. Office for Greenville County in Mortgage Book 915 at Page 215, and is junior in rank to that mortgage.

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.

State of South Carolina
County of Greenville

Satisfied and Paid in full this 12th
day of Feb., 1971.

First Piedmont Bank & Trus
By: O. Perry Earle III
asat V. Pres.

attest:
Lewis J. Hampton, V.P.
Gladys L. Calmes

SATISFIED AND CANCELLED OF RECORD

27 DAY OF May 1971

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:45 O'CLOCK A.M. NO. 28482