

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.
APR 1 12 13 PM '71

BOOK 1185 PAGE 267

MORTGAGE OF REAL ESTATE

DOLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS A. ROBERTSON AND GENEVA D. ROBERTSON

(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 ONE THOUSAND EIGHT HUNDRED SIXTY-SIX AND 48/100--- Dollars (\$ 1,866.48) due and payable

in twenty-four (24) monthly payments of Seventy-seven and 77/100 (\$77.77) Dollars per month with the first payment being due May 1, 1971,

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, on the southern side of Ikes Road near the City of Greenville, being shown as a 1.03 acre tract, the property of W. E. Shaw, Inc. on a plat prepared by Dalton & Neves, dated July 1966, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Ikes Road at joint front corner of this tract and property now or formerly of Howell, and running thence S. 57-15 W. 304 feet to an iron pin; thence continuing with the Howell line N. 39-17 W. 184.8 feet to a point; thence N. 57-06 W. 174 feet to an iron pin on the southern side of Ikes Road; running thence with the southern side of said road the following courses and distances: S. 86-11 E. 130.9 feet, S. 78-49 E. 50 feet, S. 75-16 E. 50 feet, S. 72-22 E. 50 feet, S. 75-16 E. 100 feet, S. 79-14 E. 50 feet; S. 85-18 E. 50 feet, N. 73-47 E. 50 feet to an iron pin, the point of beginning.

ALSO, ALL that certain piece, parcel or lot of land, containing .086 acre, more or less, situated near Ikes Road, between Taylors and the City of Greenville, Greenville County, South Carolina, being shown on a plat of Vinson W. Howell and Victor V. and Lena B. Turner, by C. O. Riddle, dated May 12, 1969, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the line of the grantees, near a branch southeast corner of the lot herein conveyed and running thence N. 39-17 W. 37.5 feet to an iron pin; thence N. 56-59 W. 79.1 feet to an iron pin; thence S. 3-17 E. 77.6 feet to an iron pin; thence along the line of other property belonging to grantor N. 86-23 E. 85.8 feet to the beginning corner.

LESS, HOWEVER, that .086 acre heretofore conveyed to Vinson W. Howell in Deed Book 876, page 552.

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.