

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.
APR 2 2 05 PM '71
OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:
MORTGAGE OF REAL ESTATE

BOOK 1185 PAGE 421

WHEREAS,

We, Roy E. Porter and Jeannette H. Porter

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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 five hundred sixty-four and no/100----- Dollars (\$ 2,564.00) due and payable

in monthly installments of \$100.00 each, including principal and interest, the first of these payments being due and payable on May 8, 1971, with a like sum due on the corresponding day of each and every calendar month thereafter until the whole of said debt is paid in full.

with interest thereon from date at the rate of _____ per centum per annum, to be paid: monthly

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

All that certain piece, parcel or lot of land situate, lying and being on the Southeastern side of Rice Street (formerly Henrietta Avenue) in Greenville Township, County of Greenville, State of South Carolina, being shown and designated as Lot No. 90 of Augusta Road Ranches, property of Sarah R. Beck near Greenville, South Carolina, on a plat dated April _____, 1941, revised April 1942 by Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "M" at page 47, reference to said plat being craved for a more complete and detailed description thereof.

Said lot fronts 60 feet on the Southeastern side of Rice Street; runs to depth of 348.5 feet on its Northeastern side; runs to a depth of 286.6 feet on its Southwestern side; and is 86.2 feet across its rear; and the property is in the City of Greenville.

This is the same property conveyed to W. F. Porter and Hazel S. Porter by Edna G. Roberts by deed dated August 27, 1962 and recorded in the R. M. C. Office for Greenville County in deed volume 705 at page 324.

This is the same property conveyed to Roy E. Porter and Jeannette H. Porter by W. F. Porter and Hazel S. Porter, by deed dated July 30, 1964, and recorded in the Office for RMC for Greenville County in Book 754 of Deeds, page 304.

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.