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OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE—Offices of Weatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. BOOK 1198 PAGE 487

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, LINTON B. WEST, JR. AND JERIS. WEST

(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

Twelve Thousand and No/100

Dollars (\$ 12,000.00) due and payable

One year from date

with interest thereon from date at the rate of 7 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, being shown and designated as Lot No. 170 at the north-western intersection of Petiver Lane and Debrham Court according to a plat entitled "Part One Chanticleer Section IV" by Webb Surveying Company dated December 3, 1969, and recorded in the R. M. C. Office for Greenville County in Plat Book 4F at Page 19 and having according to the said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the north side of Debrham Ct. at the joint front corner of Lots Nos. 169 and 170 and running thence with the line of Lot No. 169 N. 24-48 E. 139.1 feet to an iron pin at the rear corner of Lot Nos. 169 and 170; thence with the line of Lot No. 150 S. 61-05 E. 190 feet to an iron pin on the west side of Petiver Lane; thence with the western side of Petiver Lane S. 29-22 W. 20 feet to an iron pin; thence S. 41-01 W. 82.1 feet to an iron pin; thence along the curve, the chord of which is S. 73-37 W. 54.3 feet to an iron pin on the north side of Debrham Ct.; thence with the north side of Debrham Ct. N. 64-15 W. 24.1 feet to an iron pin; thence N. 51-44 W. 50.7 feet to an iron pin; thence N. 69-45 W. 50 feet to an iron pin, the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.