

SEP 7 10 59 AM '71

BOOK 1205 PAGE 163

MORTGAGE OF REAL ESTATE—Offices of Price & Post, Attorneys at Law, Greenville, S. C.
R. H. C.

OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES E. MILLIGAN AND WILLIE MAE (hereinafter referred to as Mortgagor) SEND(S) GREETING:
MILLIGAN

WHEREAS, the 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 SIXTY-ONE AND NO/100 ----- DOLLARS (\$2,061.00).
due and payable in thirty-six (36) consecutive monthly payments of Fifty-Seven and
25/100 Dollars (\$57.25) each, to be applied first to interest and then to principal,
first payment due September 1, 1971 and continuing each and every month until paid
in full, October

with interest thereon from date at the rate of seven ^(7%) 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 Greenville,

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 Grove Township and being more particularly described as follows:

BEGINNING at the intersection of the center line of the Georgia Road and the center line of a 30' road, now paved, said 30' road being shown as "Road Reserved" on a plat prepared by John C. Smith, Surveyor, October, 1949, and recorded in the RMC Office for Greenville County, S. C., in Plat Book V at Page 192, Mortgagor's common corner with R. E. Davis and Helen B. Davis, now or formerly, and runs with the center line of the Georgia Road S. 2-00 W. 293.8 feet to an iron pin; thence N. 74-00 E. 363 feet to an iron pin, a common corner with Lot No. 2 on said plat; thence with line of Lot No. 2 aforesaid N. 2-00 E. 219 feet to a point in the center of the said 30' road, Mortgagor's common corner with R. E. Davis and Helen B. Davis, now or formerly; thence with the center of said road and with the line of Davis, now or formerly, S. 86-00 W. 362.5 feet to the point of beginning.

Being shown on the Tax Maps for Greenville County as Sheet 612.3, Block 1, Lot 30.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, and rights-of-way, if any affecting the above described property.

Being the identical property conveyed to the Mortgagors by that certain deed of FCX, Inc. to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.