

SEP 21 3 58 PM '71

MORTGAGE OF REAL ESTATE—Offices of Leatherswood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. BOOK 1207 PAGE 213

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HALLIE McCULLOUGH

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

SOUTHERN BANK & 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---

Dollars (\$2,000.00) due and payable

in monthly instalments of \$62.68 per month for three years, with the final payment due three years from date, payments to be applied first to interest at 8%, balance to principle,

with interest thereon from 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~~

ALL that lot of land lying on the western side of Belle Court in Gantt Township, near the city of Greenville, Greenville County, South Carolina, shown as Lot 14 on revised final plat of Ashland Terrace, recorded in Plat Book DDD, Page 161, and, according to said plat, described as follows:

BEGINNING at an iron pin on the western side of Belle Court at the joint front corner of Lots 13 and 14, and running thence N. 87 W. 189.5 feet to an iron pin; thence N. 3 E. 85 feet to an iron pin at the rear corner of Lot 15; thence with the line of said lot S. 87 E. 189.5 feet to an iron pin on the western side of Belle Court; thence with the western side of said Belle Court S. 3 W. 85 feet to the beginning corner.

This property is subject to restrictive covenants of record applicable to Ashland Terrace. This property is the same conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 754 at P. 109.

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.