

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. MORTGAGE OF REAL ESTATE

BOOK 1215 PAGE 401

DEC 6 2 1971  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, Loyd G. Roberts

(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

Three thousand five hundred and no/100----- Dollars (\$ 3,500.00 ) due and payable  
in monthly installments of \$75.00 each, the first of these being due and payable on  
January 10, 1972, these payments to include principal and interest, and a like sum on  
the corresponding day of each successive month thereafter until entire amount is paid  
in full.

with interest thereon from date at the rate of 7 1/2 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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

"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 piece, parcel or tract of land situate, lying and being in Grove  
Township, State of South Carolina, about two miles from the Town of  
Piedmont and the North side of Dalton Road, containing 2.5 acres, more or less,  
and having, according to a plat by J. R. McClure dated October 2, 1970,  
designated as Tract 7, the following metes and bounds, to - wit :

Beginning at a stake on existing road and running thence with said road S 21 - 28'W  
255.25 feet to an iron pin in the center of road ; thence S 29-15' E, 280 feet to  
an iron pin ; thence N 69-50' E, 204.20 feet to an iron pin ; thence N 6-20'W,  
50 feet to an iron pin ; thence N 3 - 30' W, 278.68 feet to an iron pin ; thence  
N 68-32 W , 228.40 feet to beginning.

This is a portion of property conveyed to John B. Gwynn by the estate of Kelly  
Washington Taylor by deed dated June 16, 1970 and recorded in R. M. C. Office  
for Greenville County, S. C. in Deed Book 892, Page 182 .

For Plat see Plat Book 4 G 131.

This is the same property conveyed to Loyd G. Roberts by deed of John B.  
Gwynn, deed dated October 23, 1970, recorded in the R. M. C. Office for  
Greenville County in Book 909 of Deeds, page 519.

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