

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

Dec 6 2 31 PM '71

BOOK 1215 PAGE 421

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OCTAVIA S. ALLEN

(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

Two Thousand, Five Hundred Forty-Three & 52/100 Dollars (\$ 2,543.52) due and payable

In installments of Fifty-Two and 99/100 (\$52.99) Dollars per month with first payment due January 8, 1972. This includes prepaid interest with interest at the rate of Eight (8%) per cent beginning at date of maturity.

~~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:~~

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, in the Village of Fork Shoals, known as Lot No. 31 on a plat of the subdivision entitled "The Residential Property of Fork Shoals, S.C. of Reigel Textile Corporation", made by Pickell & Pickell, dated February 1953 and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book BB at pages 156 and 157 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the northeastern side of the Pelzer Road, now known as the Berry Road, at the joint front corner of Lots Nos. 31 and 32, which iron pin is situate 102 feet north of the intersection of Lickville Road and Pelzer Road, now Berry Road, and running thence along the Pelzer Road or Berry Road, N. 24-49 W. 75 feet to an iron pin at corner of Lot No. 30; thence along the line of Lot No. 30 N. 65-11 E. 138 feet to an iron pin; thence S. 24-35 E. 32.4 feet to an iron pin on property owned by others; thence S. 62-45 W. 45 feet to an iron pin; thence S. 27-15 E. 40.7 feet to an iron pin at the rear corner of Lot No. 32; thence along the line of Lot No. 32, S. 65-11 W. 94.6 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by Deed of Richard H. Bunch and Doris Ann Bunch to be recorded of even date herewith.

Together with all and singular rights, members, herditaments, 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.