

MORTGAGE OF REAL ESTATE

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BOOK 1216 PAGE 337

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
DEC 14 4 00 PM '71  
LOLLIE FARNSWORTH  
R. M. O.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert L. Flanagan, Jr. and Diane P. Flanagan (hereinafter referred to as Mortgagor) and Don Rott (hereinafter referred to as Mortgagee); ~~and said Mortgagor~~ is well and truly indebted unto Southern Bank & Trust Company, Greenville, South Carolina, on a certain promissory note in the sum of Ten Thousand and No/100 (\$10,000.00) Dollars and the mortgagee herein is a guarantor for the payment of said note ~~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, ~~inasmuch~~ and in order to indemnify the mortgagee in the event of his being required to pay said note,

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 ~~to Southern Bank And Trust Company on said note:~~ to Southern Bank And Trust

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 Grove Township, being known and designated as Lot No. 17 on a plat of Property of William R. Timmons, Jr., recorded in Plat Book 000, at page 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northeastern side of Driftwood Drive, joint front corner of Lots 17 and 16, and running thence along Driftwood Drive, N. 34-41 W. 189.8 feet to a point at the joint front corner of Lots 17 and 18; thence N. 55-19 E. 467.7 feet; thence S. 29-29 E. 190.6 feet; thence S. 55-19 W. 450.5 feet to a point on the Northeastern side of Driftwood Drive, at 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.