

11-20 9:22 AM '71
MORTGAGE OF REAL ESTATE - Prepared by EDWARD S. PATTERSON, Attorney at Law
STATE OF SOUTH CAROLINA OLLIE FARNSWORTH, R.M.C.
COUNTY OF GREENVILLE

BOOK 1217 PAGE 111

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

WHEREAS Donald Ousts,

(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 Six Thousand Two Hundred Seventy-Seven and Sixty-Eight/100ths ----- Dollars (\$6,277.68) due and payable in thirty-six (36) equal, consecutive, monthly installments of One Hundred Seventy-Four and Thirty-Eight/100ths (\$174.38) Dollars, the first installment being due and payable on or before the 22ND day of JANUARY, 1972, and a like payment on the same day of each successive month thereafter until paid in full, with interest thereon from ~~DATE~~ at the rate of eight per centum per annum, to be paid: at the same time as the maturity aforesaid principal payments

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 Oneal Township, about one-half (1/2) mile from Milford Baptist Church, containing 3.8 acres, more or less, and being more particularly described according to a plat of Property of Proctor B. Hawkins, Jr. by Jones Engineering Services, dated October, 1965, and recorded in Plat Book LLL at Page 79 in the R.M.C. Office for Greenville County, South Carolina, as follows:

BEGINNING at an iron pin on the western side of a new road and running thence along said new road N. 5-14 W. 150 feet to an iron pin; thence continuing with said new road and following the curvature thereof, the chords being N. 28-39 W. 28.7 feet and N. 6-20 W. 81.5 feet, to an iron pin at the corner of Tract No. 9; thence along the line of Tract No. 9, N. 47-54 W. 310 feet, more or less, to a point in the center of Clear Creek; thence up the meanders of Clear Creek as the line, the chord being S. 75-00 W., 262 feet, more or less, to an iron pin; thence S. 30-0 W. 100 feet to an iron pin; thence S. 1-40 W. 136.7 feet to an iron pin; thence S. 85-17 E. 100 feet to an iron pin; thence in a southeasterly direction along the line of Tract 11, 250 feet, more or less, to an iron pin; thence still with the line of Tract 11, S. 78-14 E. 250 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by Deed of Milton R. Long and Versa M. Long, 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 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.