

PLAT NO. 443

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OFFICE OF THE CLERK OF COURT
ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Lois D. Elmore,
(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 Seventeen Thousand Five Hundred and No/100 Dollars (\$17,500.00) due and payable as follows: \$1,750.00 plus interest six months from date, and \$1,750.00 plus interest every six months thereafter until the entire amount has been paid.

with interest thereon from date at the rate of 8 per centum per annum, to be paid: Semi-annually

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, on the southern side of U.S. Highway 123, and being known and designated as "Property of Lois D. Elmore" on a Plat dated January 1967, prepared by C.O. Riddle, R.L.S., recorded in the RMC Office for Greenville County, South Carolina in Plat Book PPP at Page 65, and having, according to said Plat, the following metes and bounds:

Beginning at an old iron pin on the southern edge of the right-of-way of U.S. Highway 123 at the joint front corner of the property herein described and Bob Brashier Furniture Co., Inc. property, and running thence along the Brashier property S. 4-46 W. 300 feet to an iron pin; thence along property of Brown, Inc. N. 85-20 W. 70 feet to an iron pin; thence along part of Lot 3 N. 4-46 E. 300 feet to an iron pin on the southern edge of U.S. Highway 123; thence along the southern edge of U.S. Highway 123 S. 85-20 E. 70 feet to the beginning corner, and being the same property conveyed to Lois D. Elmore by Mack D. Patterson by deed dated February 10, 1969, and recorded in said RMC Office in Deed Book 861 at Page 626, and the property conveyed to Lois D. Elmore by Mack D. Patterson by Deed dated February 3, 1967, recorded in said RMC Office in Deed Book 813 at Page 274.

The Mortgagor is given the right to prepay this loan in full or in any lesser amount at any time without penalty.

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.