

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO, S.C.

BOOK 1217 PAGE 593

Dec 28 4 01 PM '71 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, HUGH R. ROBBINS & CAROLYN ROBBINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK
Greenville, 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
Eleven Thousand Seven

Hundred Thirty-three and no/100ths-----Dollars (\$ 11,733.00) due and payable

in monthly installments of \$195.55 per month for sixty (60) months, the first
payment being due on February 10, 1972 and on the 10th day of each and every
month thereafter until paid in full, at the rate of 6% add on, which interest
rate has been computed and added to the principal herein

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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 Greenville, Greenville Township, containing 4.52
acres according to a survey of the property of W. E. Page, Sr., et al made
by Piedmont Engineering Company in August 1953, recorded in the RMC Office
for Greenville County in plat book XX at page 57, and having according to said
survey the following metes and bounds:

Beginning at an iron pin in the center of Earle Drive, and running thence
along the center of Earle Drive N. 20-50 E. 340.4 feet to an iron pin; and
running thence S. 54-13 E. 202.4 feet to an iron pin; thence S. 42-08 E. 387.5
feet to an iron pin; running thence S. 59-27 W. 85 feet to an iron pin; thence
S. 39-41 W. 295 feet to an iron pin; thence N. 86-41 W. 109.9 feet to an iron
pin; thence N. 28-42 W. 395.2 feet to an iron pin in the center of Earle Drive,
the beginning corner.

In order to further secure payment of the aforesaid debt, the Mortgagors
do hereby grant, bargain, sell and release unto the Mortgagee, its successors
and assigns, the 1963 Magnolia Mobile home, Serial No. EV 6017391 and the
living room which has been attached thereto. For the purposes of this mort-
gage it is acknowledged by the Mortgagors that the above described trailer
and attachments are permanent fixtures to the lot of land described above
and will not be removed without the express written consent of the Mortgagee.

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