

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1218 PAGE 589

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Celestine J. Major of Greenville County, send greetings

WHEREAS, I, Celestine J. Major

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Williamston

(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 Twelve hundred, eighty-three and 52/100 Dollars (\$ 1,283.52) due and payable

with interest thereon from date at the rate of 7 per centum per annum, to be paid: monthly at the rate of \$26.74 per month beginning February 8, 1972

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, Oaklawn Township, containing twenty and thirty one hundredths acres (20.31) more or less, being part of the Prince place, known as Lot No. 1 of a subdivision made by G. A. Ellis, Surveyor, March 28, 1930, and having the following metes and bounds to wit: BEGINNING at an iron pipe, W. W. Smith's corner, thence with Smith's line S 37½ W 28.00 to rock and W. O.; Thence S. 74½ W. 2.00 to branch; thence down branch 8.50 to Saluda River; thence 37½ E. 33.50 to stake on the Anderson lane; thence 64½ E. 6.50 to the beginning corner, being the same property which I inherited my undivided one-half interest in from my Mother, Floy L. Jordan, who died intestate on July 25, 1966; and this being the same property as conveyed to her by deed dated May 18, 1956, and recorded in RMC office for Greenville County in Deed Book 557, page 537. This also being the other one-half interest conveyed to me by my brother, Herman L. Jordan, by his deed dated January 27, 1967 and recorded in the office of the RMC for Greenville County in Vol. 813, page 614.

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