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MORTGAGE OF REAL ESTATE—Mani, Foster, Ashmore & Bowers Attorneys at Law, Justice Building, Greenville, S. C.

OLLIE FARNSWORTH  
R. M. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Dennis T. Greene and Mary G. Greene

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont 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 -----Twenty Five Thousand and No/100-----

----- Dollars (\$ 25,000.00 ) due and payable in installments as follows: Five Hundred Ten Dollars (\$510.00), payable monthly, beginning one month from the date hereof and Five Hundred Ten Dollars (\$510.00) on the same day of each month thereafter, until the principal with interest is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable five years from the date hereof. Each said monthly installment, or any portion thereof, to be applied first to the payment of interest and the balance, if any, as a credit to principal, with ~~add-on interest~~ add-on interest at the rate of 4.48% per centum per annum, ~~to be~~ on the original balance.

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, near the City of Greenville, on the eastern side of Butler Springs Road, being shown as Lot 10 on plat of Heritage Hills recorded in the RMC Office for Greenville County in Plat Book YY, at Page 187, and described as follows:

Beginning at an iron pin on the eastern side of Butler Springs Road at the corner of Lot 9 and running thence with the eastern side of Butler Springs Road, N. 13-30 E. 100 feet to an iron pin, corner of Lot 11; thence with the line of Lot 11, S. 76-30 E. 192.8 feet to an iron pin; thence S. 7-53 W. 83.5 feet to an iron pin; thence N. 87-06 W. 42 feet to an iron pin; thence S. 13-30 W. 8.8 feet to an iron pin, corner of Lot 9; thence with the line of Lot 9; N. 76-30 W. 160.2 feet to the beginning corner.

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.