

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

BOOK 1225 PAGE 469

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

MAR 15 11 27 AM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, James H. Adams, Sr. and Betty J. Adams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Two Thousand Two Hundred Fifty-Nine and Seventy-Two/100ths-----Dollars (\$2,259.72) due and payable in thirty-six (36) monthly installments of Sixty-Two and Seventy-Seven/100ths Dollars (\$62.77) commencing on the 15th day of April, 1972 and on the same day of each successive month thereafter until paid in full,

maturity

with interest thereon from ~~XXXX~~ the rate of eight per centum per annum, to be paid:

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, Greenville Township, on what is known as Bent Bridge Road, about four miles from Greenville County Court House, bounded by property on the East owned by Judge Martin, on the South by George Townes, on the West by Bent Bridge Road and on the North by John R. Cummings as shown on a plat of the J. E. Acuff Property surveyed June 13, 1969 by John C. Smith Reg. LS. No. 1443, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at joint front corner of George Townes property and J. E. Acuff property and running thence N. 20-33 E., 270 feet to an iron pin; thence S. 43-30 E., 400 feet and continuing in a Southeasternly direction S. 56-48 E. 939 feet to an iron pin; thence S. 30-15 E., 471 feet to a pine; thence N. 54-03 W., 1,715 feet to the point of beginning.

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.