

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Thomas M. Walker, Jr. and E. Jeanette Surratt,

do hereby certify that I and my wife are well and truly indebted unto Southern Bank & Trust Company

in the sum of Twenty-Thousand and no/100-----

Dollars (\$ 20,000.00) due and payable

Two Hundred Forty-Two and 66/100 (\$242.66) Dollars beginning on the 15th day of May and the sum of Two Hundred Forty-Two and 66/100 (\$242.66) Dollars on the 15th day of each month thereafter until paid in full.

with interest thereon from date at 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, City of Greenville, on the Northwestern side of South Main Street, and known and designated as Lots Nos 7 and 36 on a plat of the property of Thomas M. Walker, Co., Inc., made by Jacobs-Fitzpatrick, Engineers, in August, 1919, and recorded in the R. M. C. Office for Greenville County in Plat Book "E", at page 146, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northwest side of South Main Street, joint corner of Lots 6 and 7, which said point is 150.1 feet from the Northwest corner of the intersection of Hammond and South Main Streets, and running thence with the line of lot No. 6, N. 36-47 W. 90 feet to the joint corner of lots No. 6, 7, 36 and 37; thence with the line of lot No. 37 N. 36-32 W. 66.75 feet to a point on the Southeast side of Chicora Street (Boggs Street); thence with Chicora Street (Boggs Street), S. 61-0 W. 25 feet to the joint front corner of lots 35 and 36; thence with the line of lot 35 S. 36-27 E. 68.2 feet to the joint corner of lots No. 7, 8, 35 and 36; thence with the line of lot No. 8, S. 36-47 E. 90 feet to a point on the Northwest side of South Main Street; thence with South Main Street in a Northeasterly direction 25 feet to the beginning corner.

ALSO: ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, known and designated as Lots 8 and 35 on a plat recorded in the R. M. C. Office for Greenville County in Plat Book "E" at page 146, and having according to said plat the following metes and bounds, to-wit:

BEGINNING on the North side of South Main Street, joint corner of lots No. 7 & 8 and running thence with South Main Street in a southwesterly direction 40 feet to the corner of lot no. 9; thence with line of said lot N. 33-07 W. 88 feet to a point in line of lot 21; thence with line of said lot no. 21, N. 9-21 W. 46.24 feet; thence still with the line of said lot N. 36-12 W. 20.5 feet to Chicora Street; thence with Chicora Street N. 61 E. 12 feet to a corner of lot no. 36; thence with line of lots nos. 36 and 37, S. 36-47 E. 158.2 feet to Main Street, 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.