

HORTON, DRAWDY, DILLARD, MARCHESINI, EDWARDS & BROWN, P.A., 287 PETTIGRU STREET, GREENVILLE, S. C. 29603

BOOK 1230 PAGE 437

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

APR 25 2 30 PM '72

MORTGAGE OF REAL ESTATE

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

WHEREAS, EDNA B. EUBANKS

(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

NINE THOUSAND and no/100-----Dollars (\$ 9,000.00) due and payable

Ninety (90) days from date,

maturity

with interest thereon from ~~the~~ at the rate of 8% per centum per annum, to be paid: quarterly

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 peice, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, being known and designated as the major portion of Lot 1, Block M, on Plat of "Property of O. P. Mills" and shown by plat thereof recorded in Plat Book C, Page 176 and having the following metes and bounds, to-wit:

BEGINNING at a stake at the easterly corner of the intersection of West Prentiss Avenue and Elm Street and running thence with the northwesterly side of Elm Street, S. 44-33 E., 175 feet to a stake; thence N. 45-27 E., 70.9 feet to a stake; thence N. 44-33 W., 175 feet to a stake on the southeasterly side of West Prentiss Avenue; thence with said avenue, S. 45-27 W., 70.9 feet to the beginning corner.

The within Mortgage is junior in line to a first Mortgage covering the above described property owned and held by Fidelity Federal Savings & Loan Association of Greenville, South Carolina in the original amount of \$20,700.00 recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 940, Page 234, which has a present balance due in the sum of \$15,128.11.

234

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