

FILED
GREENVILLE (CO. S. C.)

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAY 12 12 05 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. W. Dalton

(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

One Hundred Eighty Thousand and No/100-----Dollars (\$ 180,000.00) due and payable on demand

With interest thereon from date at the rate of Seven/ (7%) 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, on the corner of Broadus Avenue and North Street in said City of Greenville, and having the following metes and bounds, to-wit:

Beginning at a stake on the southeast corner of North Street and Broadus Avenue, and running thence along said North Street N. 76 E. 107 feet to a stake on corner of Lot formerly belonging to C. J. Pride; thence along line of last mentioned lot S. 15½ E. 125 feet to a stake on corner of Lot conveyed by W. A. Adams to W. S. Griffin; thence along line of last mentioned lot S. 76 W. 107 feet to a stake on the east side of Broadus Avenue; thence along said Avenue N. 15½ W. 125 feet to the beginning corner.

Less, however, that portion of the lot taken by the South Carolina Highway Department to widen East North Street. This property is shown on Greenville County Block Books Sheet 44 Block 1 Lot 3.

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.