

MORTGAGE OF REAL ESTATE - ~~Thomas E. Brown~~, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

MAY 24 3 27 PM '72 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

BOOK 1234 PAGE 429

WHEREAS, Nell Hester Wickliffe

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company of Greenville, South Carolina

(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 Twelve Thousand, Nine Hundred Ninety-Nine and 60/100----- Dollars (\$ 12,999.60) due and payable in sixty (60) equal monthly installments of \$216.66, beginning July 10, 1972, and on the tenth (10th) day of each succeeding month until paid in full.

with interest thereon from Maturity at the rate of seven (7%) per centum per annum, to be paid: annually

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, located on the Northern side of Woodruff Road, and being shown on a plat entitled "Survey for Nell Hester Wickliffe", dated May 23, 1972, by Carolina Surveying Company, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 40 at Page 92, and having according to said plat the following metes and bounds to-wit:

"BEGINNING at a point on the Northern side of the Woodruff Road at the joint front corner of the subject premises with property now or formerly belonging to Southern Cross, and running thence with said Southern Cross line N. 14-37 W. 569.5 feet to an iron pin; thence continuing with said Southern Cross line N. 15-13 W. 204.7 feet to an iron pin; thence N. 68-47 E. 90 feet to an iron pin; thence along the line of other property belonging to the Mortgagor herein S. 26-11 E. 109.8 feet to an iron pin; thence S. 68-47 W. 86 feet to an iron pin; thence S. 15-13 E. 94.7 feet to an iron pin; thence S. 14-37 E. 572.4 feet to an iron pin on the Northern side of the Woodruff Road; thence with the Northern side of the Woodruff Road S. 75-30 W. 25 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 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.