

GREENVILLE, S. C.

BOOK 1235 PAGE 401

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, S. A. Roane -

(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 Fourteen Thousand Five Hundred and No/100ths Dollars (\$ 14,500.00) due and payable

in equal monthly successive installments of One Hundred Seventy-Five and Ninety-Three/100ths (\$175.93) Dollars each, beginning on the 15th day of June, 1972, and continuing on the same 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: at the same time as the aforesaid principal payment

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, in the subdivision known as Traxler Park, said lot being located on the southern side of Woodvale Avenue, and having, according to plat by R. E. Dalton, Engineer, dated March, 1923, recorded in the R.M.C. Office for Greenville County in Plat Book "F", Pages 114 and 115, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Woodvale Avenue at the joint front corner of Lots Nos. 250 and 251, and running thence with the line of Lot No. 250, S. 25-23 E. 189.4 feet to an iron pin; thence N. 56-0 E. 70.8 feet to an iron pin; thence with the line of Lot No. 252, N. 25-23 W. 185.7 feet to an iron pin on the south side of Woodvale Avenue; thence with the south side of Woodvale Avenue, S. 58-57 W. 70.4 feet to the beginning corner, and known as Lot No. 251.

This is the identical property conveyed to the mortgagor herein by deed of LaVada B. Turberville, dated April 29, 1941, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 234 at page 144.

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.