

FILED
GREENVILLE, S. C. BOOK 1237 PAGE 187
JUN 13 11 13 AM '72
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. CLARENCE LOVETT, JR. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN 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

THREE THOUSAND THIRTEEN AND 56/100----- DOLLARS (\$3,013.56), due and payable in consecutive monthly installments of Eighty-Three and 71/100 Dollars (\$83.71), commencing July 8, 1972, and continuing until paid in full, payments including interest from date, and are to be applied first to interest and then to principal,

with interest thereon from date at the rate of SEVEN (7%) per centum per annum, to be paid: As set forth above.

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,

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, situated just below the town of Piedmont, South Carolina, being known and designated as Lot No. 33, North Monticello Road, of a subdivision of Monticello Estates, as shown by a plat made by Woodward Engineering Company, dated March, 1956, and recorded in the R. M. C. Office for Greenville County in Plat Book EE, at Page 169, and having, according to said plat, the following description:

BEGINNING on North Monticello Road at an iron pin at intersection of North Monticello Road and East Monticello Road and running thence N. 25-38 W. 28.7 feet with the curve of the corner of said Lot to an iron pin on North Monticello Road; continuing thence N. 70-20 W. 63 feet with the line of North Monticello Road to an iron pin at joint front corner of Lots 33 and 34; running thence S. 19-40 W. 180 feet with the side line of Lot 34 to an iron pin at joint rear corner of Lots 33 and 34 and side line of Lot 32; running thence S. 70-20 E. 85 feet with the side line of Lot 32 to an iron pin at joint corner of Lots 32 and 33 on East Monticello Road; running thence 160 feet with the line of East Monticello Road to the iron pin at curve of corner intersection of North Monticello Road and East Monticello Road, the point of beginning.

ALSO, ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, situated just below the town of Piedmont, South Carolina, being known and designated as Lot No. 32, of a subdivision known as Monticello Estates, as shown by a plat thereof, by Woodward Engineering Company, dated March, 1956, and recorded in the R. M. C. Office for Greenville County in Plat Book EE, at Page 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on East Monticello Road, joint front corner of Lots (Cont'd. on Back)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.