

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.COUNTY OF GREENVILLE
JUN 28 4 03 PM '72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, VARDRY PARK, INC.,

(hereinafter referred to as 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 FIFTEEN THOUSAND, FIVE HUNDRED AND NO/100-----
Dollars (\$ 15, 500.00) due and payable

as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly

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 southeastern side of Anderson Street in the City of Greenville, and having according to a plat prepared by Carolina Engineering & Surveying Co., dated December 17, 1969, entitled "Property of Vardry Park, Inc.," recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book SSS at Page 259, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Anderson Street, which iron pin is located 200 feet in a southwesterly direction from the southeastern corner of the intersection of Vardry Street and Anderson Street, and running thence with the line of property now or formerly of Lewis S. 58-13 E. 180.1 feet to an iron pin; thence S. 32-40 W. 25.6 feet to an iron pin; thence S. 69-36 E. 33.5 feet to an iron pin; thence S. 26-30 W. 33.1 feet to an iron pin; thence N. 71-20 W. 67.2 feet to an iron pin; thence with the line of property now or formerly of Jones N. 58-22 W. 152.3 feet to an iron pin on the southeastern side of Anderson Street; thence with the southeastern side of Anderson Street N. 33-30 E. 67.4 feet to the point of beginning.

ALSO:

All that piece, parcel or lot of land in the County of Greenville, City of Greenville, on the north side of Arlington Avenue, being known as Lot #1 of the property of Emmie McGee, et al, on a plat made by R. E. Dalton, Engineer, February, 1919, and having according to said plat and a more recent survey made by Dalton & Neves, Engineers, October, 1938, the following metes and bounds:

BEGINNING at a post on the north side of Arlington Avenue, 202 feet west from Green Avenue, and running thence along the north side of Arlington Avenue, N. 70-50 W. 48 feet to an iron pin; thence N. 20-48 E. 147.5 feet to an iron pin; thence S. 70-40 E. 68 feet to an iron pin; thence S. 28-25 W. 149.3 feet to the beginning corner.

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.