

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1241 PAGE 281

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William R. Godfrey, of Greenville County, send greetings,

WHEREAS, I, William R. Godfrey

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Williamston, 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 Eighteen hundred, ninety-nine and no/100 ----- Dollars (\$ 1,899.00) due and payable

Monthly at the rate of \$52.75 per month beginning August 15, 1972-----

with interest thereon from date at the rate of 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, State of South Carolina, and lying on the southern side of Garrison Road and containing two acres and being shown on a plat entitled "Property of William R. Godfrey" having been made by Webb Surveying and Mapping Company dated May 1972, with said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 4-Q at Page 123 and having according to said plat the following metes and bounds:

BEGINNING at a point in the center of Garrison Road at a point 600 feet west of the intersection of the said Garrison Road and Snow Road, thence running with the said Garrison Road S50-58W 290 feet to a point in the center of said Garrison Road; thence running S 39-02E 300 feet to an iron pin; thence running N 50-58E 290 feet to an iron pin; thence running N 39-02W 300 feet to a point in the center of said Garrison Road, the place and point of beginning.

This being the same property conveyed to me by William K. Darby by his deed dated June 13, 1972 and recorded in the RMC Office for Greenville County in Deed Book 946 at Page 54.

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.