

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1243 PAGE 227

FILED MORTGAGE OF REAL ESTATE
GREENVILLE, CO. S.C. TO ALL THESE PRESENTS MAY CONCERN:

AUG 1 2 49 PM '72

ELIZABETH RIDDLE

WHEREAS, SOUTHERN BANK AND TRUST COMPANY, TRUSTEE UNDER TRUST AGREEMENT WITH CHARLIE W. AIKEN, ET AL.

(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

FORTY-FIVE THOUSAND AND 00/100 Dollars (\$ 45,000.00) due and payable

six (6) months after date, with privilege to renew said note for an additional ninety (90) day period thereafter.

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: six (6) months after date.

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 Paris Mountain, and consisting of 165.2 acres, more or less, and having the following lines, courses and distances, according to a plat made by R. E. Dalton, Engineer, March, 1918, to wit:

BEGINNING at a stake on the old road leading to Paris Mountain Hotel, corner of A. C. Davis; thence with the line of said A. C. Davis, N. 8-25 E. 432 feet to a stake in line of Austin Hudson; thence with line of Austin Hudson, N. 49 E. 678 feet to a stake, corner of Austin Hudson; thence with line of Austin Hudson, N. 42 W. 560 feet to pine, corner of Austin Hudson and lands formerly of N. J. Holmes; thence with line of N. J. Holmes, N. 41-50 W. 1250 feet to a stake, corner of lands formerly of N. J. Holmes; thence with land of Holmes lands, S. 71-30 W. 650 feet to stake, corner of lands of Paris Mountain Water Company; thence with line of Paris Mountain Water Company lands, N. 36-30 W. 951 feet to stake, corner of lands of Paris Mountain Water Company; thence with line of Paris Mountain Water Company, N. 73 E. by two concrete monuments in said line 3959 feet to stake, corner of Paris Mountain Water Company; thence with line of Paris Mountain Water Company S. 22 W. 1998 feet to concrete monuments, corner of Paris Mountain Water Company; thence with line of Paris Mountain Water Company, S. 41-35 E. 1463 feet to corner of lands formerly of W. G. Serrine; thence with Serrine's line S. 49 W. 1265 feet to stone, corner of A. C. Davis; thence with Davis line, N. 42 W. 249 feet to a stake; thence with Davis line, S. 49-50 W. 1206 feet leading across new road to the old Paris Mountain Hotel, to stake on old Road to said hotel; thence with the old road along the following courses, to-wit: N. 12 W. 150 feet to stake; thence N. 18 W. 301 feet to stake, being the beginning corner.

BEING the identical property conveyed to The Southern Bank and Trust Company, as Trustee under Trust Agreement with Charlie W. Aiken, et al. by deed from The Citizens & Southern National Bank of South Carolina, as Trustee for James G. Bannon, dated December 12, 1968, recorded December 12, 1968, in Deed Book 857, page 614 in the R.M.C. Office for Greenville County.

Together with all and singular rights, members, herditaments, 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.