

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1245 PAGE 317

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Rith

Matheson, of Greenville County

WHEREAS, I, Rith Matheson,

(hereinafter referred to as Mortgagee) is well and truly indebted unto Southern Bank and Trust Co., Williamston, S. C. -----

(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 Six hundred, seventy-five and no/100 ----- Dollars (\$ 675.00) due and payable

in monthly installments of \$45.00 each beginning September 15, 1972 and continuing for 15 months until paid in full

with interest thereon from date at the rate of 7 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 situated just below the town of Piedmont, South Carolina being known and designated as Lot No. 75, of a subdivision known as Monticello Estate, 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 North Monticello Road, joint front corners of Lots Nos. 74 and 75 and running thence along the lines of said lots, N. 19-40 E 200 feet to iron pin; thence running with rear line of Lot 75; S. 70-20 E 83.23 feet to iron pin rear corner of Lot 76; thence running with line of said Lot S. 19-40 W. 200 feet to iron pin on North Monticello Road; thence running with North Monticello Road, N. 70-20 W. 83.23 feet to iron pin point of beginning. This being that same Lot of land conveyed to me by Jessie P. Gibbs by her deed.

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.