

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1246 PAGE 171

AUG 23 3 49 PM '72 TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE

WHEREAS, MAX S. STOKES AND THERESA FORRESTER STOKES

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 Two Hundred and No/100-----

-----Dollars (\$3,200.00) due and payable

one (1) year from date hereof

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: semi-annually

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, in O'Neal Township, designated as Lots 9, 10, 11 and 18 on plat of the Estate of Mrs. L. E. Lynn, prepared by W. P. Morrow, October 9-13, 1941, and having the following courses and distances, to-wit:

BEGINNING at pin in the Greer-Locust Hill Road, cornering with the Cole land, and running thence with said road, N. 48 $\frac{1}{2}$ W. 265 feet to corner of Lot 11; thence N. 52-00 W. 200 feet to corner of Lot 12 in said road; thence N. 39-00 E. 250 feet to joint corner of Nos. 12, 17 and 18; thence same course 320 feet to the center of the Tigerville Road; thence same course 50 feet to the old road, cornering with 19; thence down the said old road in a general southeast direction 513.9 feet to the beginning corner, and containing in the aggregate four and 94/100 acres.

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 whatsoever lawfully claiming the same or any part thereof.