

## MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James W. Saville and Mary L. Saville

hereinafter referred to as Mortgagor, is well and truly indebted unto Southern Bank and Trust Co.

(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 One Thousand One Hundred Sixty Six and 10/100

Dollars (\$1166.40) due and payable

in twenty-four (24) equal monthly installments of \$48.60 each; interest is included in payments to date of maturity September 22, 1974. First payment of \$48.60 is due on Oct. 22, 1972 and remaining 23 payments shall run successively thereafter.

with interest thereon from date at the rate of \_\_\_\_\_ 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, Cleveland Township, being shown on plat of the 2nd block of Midway Acres and made by Terry T. Dill of the property of S. C. Beattie Estate and containing 2.40 acres (and consisting of two lots) and having according to said plat, the following metes and bounds:

BEGINNING on an iron pin on the southern side of Midway Road, joint corner with property of William Gilbert and running thence with Gilbert line S. 42-24 E. 417.4 ft. to iron pin; thence N. 45-45 E. 230.6 ft. to the second iron pin; thence N. 36-00 W. 417.4 ft. to iron pin on southern side of Midway Road; thence with south side of Midway Road ~~to the~~ right-of-way S. 47-36 W. 269.9 ft. to the beginning corner, more or less.

Also included in this mortgage is a lien on 1 - 1959 Marlette Mobile Home - Serial number G2-50 XFK-5

See Book of Deeds No. 770 at Page 455. Also Book 815 at Page 350 and Book 870 at Page 533 plus an additional deed from heirs of S. C. Beattie Estate recorded in Book 904 at Page 129-130 in Nov. 1970, records of R.M.C. Office for Greenville County.

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.