

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, DEED BOOK 1231 PAGE 125
TO ALL WHOM THESE PRESENTS MAY CONCERN
ELIZABETH RIDGEE

WHEREAS Associated Agencies, Inc.

(hereinafter referred to as Mortgagee) is well and truly indebted to Southern Bank and Trust Company, Greenville, South Carolina,

(hereinafter referred to as Mortgagor) 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

Twenty-five Thousand and No/100-----Dollars (\$ 25,000.00) due and payable one (1) year from date,

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid quarterly.

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 the south side of East North Street, being portions of Lot Nos. 50, 51 and 52 as shown on a plat entitled "Part of Property of Overbrook Land Company" dated September 17, 1913, by H. O. Jones, Engineer, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book E, at Pages 251 and 252, said property having been redivided and being particularly described as of this date, as follows:

BEGINNING at an iron pin which is located 243 feet in a northeasterly direction from the southeast corner of the intersection of East North Street and Balsam Road, which iron pin is further located at the joint front corner of Lots Nos. 49 and 50 according to the plat hereinabove referred to, and running thence S 9-28 E, 200 ft.; thence N 76-07 E, 195.6 ft.; thence N 7-41 W, 200 ft. to an iron pin on the southern side of East North Street; thence along East North Street S 76-07 W, 200 ft. to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.