

OCT 23 18 PM '72

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MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
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STATE OF SOUTH CAROLINA R.M.C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PAULINE BURNS

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Three Thousand Three Hundred Twenty-Four and 60/100ths Dollars (\$ 3,324.60) due and payable in 60 monthly installments of Fifty-Five and 41/100ths (\$55.41) Dollars commencing on the 15th day of November, 1972, and on the same date of each successive month thereafter until paid in full.

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, designated as Lot 42 on plat of South Forest Estates recorded in Plat Book GG at pages 180 and 181, office of RMC for Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Brantford Lane, the joint front corner of Lots 42 and 43; thence with the joint line of said lots N. 66-34 E. 149.7 feet to an iron pin in line of Lot 41; thence with the line of said lot S. 27-15 E. 61.9 feet to an iron pin on the northwest side of East Belvedere Road S. 45-26 W. 135.6 feet to an iron pin; thence with the curve of said lot as it intersects with Brantford Lane, the chord of which is N. 79-05 W. 32.9 feet to an iron on the northeast side of Brantford Lane; thence with the northeast side of Brantford Lane, N. 23-26 W. 91 feet 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 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.