

FILED
GREENVILLE CO. S. C.

BOOK 1252 PAGE 487

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Oct 9 11 46 AM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, We, Willard Dee Wynn and Melba J. Wynn

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, 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

Four thousand seventy - seven and 33/100----- Dollars (\$ 4,077.33) due and payable in monthly installments of \$65.00 each, including interest and principal, the first of these due and payable on October 10, 1972, with a like amount due and payable on the corresponding day of each calendar month thereafter until entire amount is paid in full.

with interest thereon from date at the rate of 7 1/2 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, in Grove Township, consisting of 0.6 acre, more or less, having the following courses and distances to wit:

BEGINNING at a point on J. H. Coker land, running with U. S. Highway #20 (formerly # 29) N. 6-50 E. 100 feet to an iron pin on said highway; thence N 87 - 55 W 255 feet to an iron pin, corner of J. F. Davis line; thence with Davis line and J. H. Coker line, S. 8-05 W. 100 feet to an iron pin on Coker line; thence with J. H. Coker line S 87-55 E. 257.2 feet to the beginning corner, as shown by plat by J. L. Hunter, July 14, 1949,

This being the same land as conveyed by Lillie C. Wynn to Willard Dee Wynn and Melba J. Wynn by deed dated March 30, 1972, said deed recorded in Office of RMC for Greenville County in Book 940 of Deeds, page 136. Inasmuch as J. Henry Wynn died in April, 1971 leaving Lillie C. Wynn as his sole heir, it is her aim to convey all interest to the said Willard Dee Wynn and Melba J. Wynn. Last Will and Testament of J. Henry Wynn being on record in Office of Probate Court 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.