

GREENVILLE, S. C.

BOOK 1255 PAGE 461

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ELIZABETH RIDDLE  
R.M.O.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WALLACE H. HARRIS, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **FIRST PIEDMONT BANK AND 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 **Five Thousand Six Hundred Twenty-five and no/100**-----Dollars (\$5,625.00) due and payable

as per the terms of the Note executed of even date herewith;

with interest thereon from date at the rate of **Eight** per centum per annum, to be paid at maturity.

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

ALL that lot of land situate, lying and being in Greenville County, State of South Carolina, in Butler Township, containing 2.1 acres, more or less, and being known and designated as Lot No. 14 of Rollinggreen Real Estate Company as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book XX, at Page 33, and having, according to said plat, the following metes and bounds, to-wit:

- BEGINNING at an iron pin at the southeastern corner of the intersection of Rollinggreen Circle and a county road and running thence along Rollinggreen Circle N. 68-15 E. 284 feet to an iron pin at the joint corner of Lots 14 and 16; thence along the line of Lot No. 16, S. 14-50 E. 286 feet to an iron pin at the joint corner of Lots 14 and 15; thence along the line of Lot 15, S. 56-25 W. 335 feet to an iron pin on the eastern side of the aforementioned county road; thence along said county road N. 9 W. 360 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.