

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1256 PAGE 301

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE, S. C.

WHEREAS, **DAVID C. HUBBON**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Southern Bank and Trust Company**
of **Fountain Inn, 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 **Fourteen Thousand and No/100** Dollars (\$14,000.00) due and payable

in monthly installments of **Two Hundred Forty-Five and 47/100 (\$245.47)** Dollars each commencing on the **1st day of December, 1972** and continuing on like day thereafter until paid in full, with interest thereon at the rate of **eight (8%) percent**. Said monthly installment to be applied first to interest, balance to principal.

with interest thereon from date of the rate of **eight** 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, Fairview Township**, situate and being on the south side of **State Highway No. 14** and the **SCL Railroad** and having, according to a plat of property of **Paul C. Aughtry, Jr.**, prepared by **C. O. Riddle, R.L.S.**, dated **June 5, 1972**, the following metes and bounds, to-wit:

BEGINNING at a point in the center of **Highway No. 14** at the joint front corner with property of **J. J. and Annie Belle Brown** and running thence with the **Brown** property line **S. 12-37 W. 523.8** feet to a gun barrel (old); thence continuing with the **Brown** property line **S. 49-21 W. 414.4** feet to an iron pit on the line of other property of the grantor; thence with the line of other property of the grantor **N. 12-37 E. 880.8** feet to a point in the center of **State Highway No. 14**; thence along and with the center line of said **State Highway No. 14** the following courses and distances: **S. 72-19 E. 87.6** feet; **S. 71-58 E. 100** feet; and **S. 70-14 E. 62.4** feet to the point of beginning.

The above described property contains approximately **3.00** acres exclusive of the right of way of the **SCL Railroad** and **State Highway No. 14**.

THIS BRING the same property as conveyed to the Mortgagor herein by deed recorded in the **R.M.C. Office for Greenville County** in **Deed Book 947** at **Page 14**.

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.