

FILED
GREENVILLE, S. C.

BOOK 1256 PAGE 423

MORTGAGE OF REAL ESTATE - *Elizabeth Riddle* Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELIZABETH RIDGLE
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, **William L. Picklesimer,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Southern Bank & Trust Co., Greenville, South Carolina,**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----
Five Thousand and No/100----- Dollars (\$ 5,000.00) due and payable on or before **one (1) year from date,**

with interest thereon from **date** at the rate of **eight (8%)** per centum per annum, to be paid at maturity.

WHEREAS, the Mortgagee may hereafter become indebted for the said Mortgage for such further amount may be advanced to it for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes.

NOW, KNOW ALL MEN, that the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee in hand well and truly paid by the Mortgagee at and before the making and delivery of these presents, the accept whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does give, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain parcel or lot of land with all improvements thereon, or hereafter constructed thereon, situate being and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot 67 of a subdivision known as Northwood Hills, Section II, as shown on a revised plat thereof prepared by Piedmont Engineers & Architects, dated November, 1961, recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Page 156, and having such metes and bounds as shown thereon.

This mortgage is junior in lien to that certain mortgage held by First Federal Savings & Loan Association, dated September 23, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Vol. 1137, at Page 539.

Together with all and singular rights, interests, hereditaments, and appurtenances to the same belonging in any way, use, or manner appertaining, and all of the rents, issues, and profits which may now or be had therefrom, and including all heating, plumbing and lighting fixtures now or hereafter installed, connected, or fitted thereon 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.