

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

DEC 17 8 49 AM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Roy R. Gilreath

(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

Two thousand four hundred and no/100-----Dollars (\$ 2,400.00) due and payable

in twenty - four monthly installments of \$ 100.00 each, the first of these due and payable on January 8, 1973, with a like amount due and payable on the corresponding day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: in advance

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 piece, parcel or lot of land, situate, lying and being on the northwestern side of U. S. Highway 29 in Grove Township, Greenville County, South Carolina, School District No. 85, and according to a survey prepared by W. F. Adkins, dated September 19, 1945 has the following metes and bounds, to - wit :

BEGINNING at a point in center of U. S. Highway 29 near Grove Station at the corner of property belonging to Maude A. Neal and running thence along center of said highway, S 47 1/2 W. 2.10 chains to a point in center of said highway ; thence N. 22 1/2 W. 6.55 chains ; thence N. 75 1/2 E. .76 chains to an iron pin at rear corner of property of Maude A. Neal ; thence along property of Maude A. Neal, S. 28 1/2 E. 2.33 chains to an iron pin ; thence still with line of Maude A. Neal, S. 42 E. 3.36 chains to the beginning .

This is the identical property conveyed to Roy R. Gilreath by deed of Leslie & SHaw, Inc. by deed dated November 7, 1958, recorded in the Office of R. M. C. for Greenville County in Deed Book 610, at page 121.

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.