

FILED
GREENVILLE CO. S. C.

BOOK 1260 PAGE 573

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 15 1 03 PM MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN,
ELIZABETH RIDDLE
R.M.C.

WHEREAS, Heta P. Stroud and Mayes Stroud, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Travelers Rest

(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

One Thousand Eight Hundred Fifty and No/100 --- Dollars (\$ 1,850.00) due and payable

one year from date

with interest thereon from date at the rate of eight per centum per annum, to be paid: semi-annually, 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 Greenville, on the western side of U.S. Highway Number 276, near the town of Travelers Rest, and being shown as Lot Number 9 on plat of the Nannie K. Hunt Estate, made by H.S. Buchanan in October 1921, recorded in Plat Book "AA" at Page 134 in the P.M.C. office for Greenville County, and described as follows:

BEGINNING at a stake on the western side of U.S. Highway Number 276, at corner of Lot 10, and running thence with line of said Lot, S 63-10 W 250 feet to a stake at corner of Lot 31; thence with the line of said Lot, N 26-15 W 100 feet to a stake at corner of lot 8; thence with the line of said lot, N 63-30 E 250 feet to a stake on U.S. Highway No. 276; thence with western side of said Highway, S 29-30 E 100 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 all of 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 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.