

MORTGAGE OF REAL ESTATE—Office of Hubert E. Nolan, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

FEB 15 9 51 AM '73 TO ALL WHOM THESE PRESENTS MAY CONCERN:

REGULATION NO. 2
COMPLIED WITH
WHEREAS *h. e. k.*

DONNIE S. TANKERSLEY
R.H.C.

We, George E. Palmer and Mildred L. Palmer

(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

Seven thousand five hundred ninety-four and 19/100-----

Dollars (\$ 7,594.19) due and payable

in monthly installments of \$150.00 each, including interest and principal, to be applied first to interest and balance to principal, the first of these installments being due on March 15, 1973, with a like amount due on the corresponding day of each calendar month thereafter until entire amount is paid in full.

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: monthly

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, in Oaklawn Township, containing 3.97

acres, more or less, and being Lots Numbers Six (6), Seven (7), Eight (8), and Nine (9) of the T. D. Nolan Property, formerly J. A. Campbell Estate near Pelzer, South Carolina, and having according to plat thereof prepared by W. J. Riddle, Surveyor, dated April, 1951, the following metes and bounds: BEGINNING at an iron pin (old corner) at the corner of Nelson and Bennett property and running thence North 66 degrees 05 minutes West five hundred, seven (507) feet along the line of Bennett property to a corner on the edge of a branch; thence with the branch and line of Corrie Wright South 7 degrees 29 minutes West two hundred, twenty - two and five-tenths (222.5) feet to a corner; thence with the branch and line of W. L. Wilson South 5 degrees 37 minutes East one hundred, twelve and three-tenths (112.3) feet to a corner; thence South 9 degrees 47 minutes West along the branch and with line of W. L. Wilson one hundred, forty-one (141) feet to a corner; thence North 88 degrees 39 minutes East with the line of Wilson three hundred, forty-five (345) feet to a corner in Nelson line; thence North 24 degrees 00 minutes East with the line of Nelson two hundred, eighty and six-tenths (280.6) feet to an iron pin (old corner) and the place of beginning; and being the same property conveyed unto grantor and grantee by deed of T. D. Nolan, dated February 17, 1952, duly recorded in the Office of the RMC for the County of Greenville, S. C. in Deed Book 451 at page 478.

This is the same property conveyed by deed of Catherine B. Hurley to George E. Palmer and Mildred L. Palmer, recorded in the Office of Register of Mesne Conveyance for Greenville County.

Personally appeared before me Charles T. Kimbo who under his own oath states that he was present at the closing of the within transaction as loan officer, that the full consideration thereof is of his own knowledge the sum of \$7,594.19, and that he saw the statutory amount of South Carolina documentary stamps affixed to the note which this mortgage secures.

Given under my hand and seal this 9 day of Feb. 1973.

Charles T. Kimbo
Charles T. Kimbo
Vice President

Margaret A. Buckmaster
Notary Public for South Carolina

My commission expires 7/24/79

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.