

REGULATION NO. 22
MORTGAGE OF REAL ESTATE
COMPLIED WITH

FILED

GREENVILLE, S. C.

EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

BOOK 1267 PAGE 167

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 16 9 45 AM '73
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hagar H. Gilmore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Six Thousand Six Hundred Fifty-Three and 64/100ths—
Dollars (\$ 6,653.64) due and payable

in 84 monthly installments of Seventy-Nine and 21/100ths (\$79.21) Dollars commencing on the 22nd day of MARCH, 1973, and on the same date of each successive month thereafter until paid in full.

~~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:~~

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 of those certain pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, lying and being known and designated as all of Lot No. 17 and a part of Lot No. 18 on plat of Property E. Godfrey Webster recorded in the RMC Office for Greenville County in Plat Book Z at Page 141, and having the following metes and bounds according to a more recent plat entitled Property of Joseph M. Snyder, prepared by R. W. Dalton, Registered Surveyor, and dated September, 1958:~~

All of those certain pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, lying and being known and designated as all of Lot No. 17 and a part of Lot No. 18 on plat of Property E. Godfrey Webster recorded in the RMC Office for Greenville County in Plat Book Z at Page 141, and having the following metes and bounds according to a more recent plat entitled Property of Joseph M. Snyder, prepared by R. W. Dalton, Registered Surveyor, and dated September, 1958:

BEGINNING at an iron pin on Dale Drive at the joint front corner of Lots Nos. 16 and 17, and running thence with the joint line of said lots, S. 55-30 E. 207.9 feet to an iron pin; thence S. 34-30 W. 116.9 feet to an iron pin; thence N. 45-40 W. 98.9 feet to an iron pin; thence N. 30-27 E. 20.5 feet to an iron pin; thence N. 50-43 W. 122.3 feet to an iron pin on Dale Drive; thence along Dale Drive N. 44-15 E. 71 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 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.