

MAR 23 10 55 AM '73

699E 1270 PAGE 529

STATE OF SOUTH CAROLINA WHE S. TANKERSLEY
COUNTY OF GREENVILLE R.I.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED IN THE
OFFICE OF THE
CLERK OF COURTS
GREENVILLE, S.C.
APR 1 1973
147

WHEREAS, ROBERT MARION GILLESPIE

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 AND NO/100-----Dollars (\$ 6,000.00) due and payable

One year from date

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

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, containing 1 acre, more or less, according to a plat of property of P. E. Painter by C. O. Riddle dated June 25, 1968 and being recorded in Plat Book YYY at page 47 and being described as follows in accordance with said plat:

BEGINNING at an iron pin on the southern edge of Pelham Road at the joint corner with John E. Mickler property and running thence along Mickler property, S. 11-25 E. 246 ft. to an iron pin; thence S. 87 W. 179 feet to an iron pin; thence N. 11-25 W. 246 feet to an iron pin on Pelham Road; thence along the southern edge of Pelham Road, N. 87 E. 179 feet to the point of beginning.

This mortgage is second and junior in lien to mortgage to Fidelity Federal Savings & Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1208, page, 171.

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.