

GREENVILLE CO. S. C.

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BOOK 1279 PAGE 405

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOONIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARGUERITE HUSKEY (formerly MARGUERITE JOHNSON)

(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 and Seventy-Four and 90/100

Dollars (\$6,074.90) due and payable

in monthly installments of One Hundred and Twenty-Five and 00/100 (\$125.00) Dollars each, first payment commencing on July 8, 1973, and a like payment due on the same day of each month thereafter until paid in full, said payment to be applied first to interest, balance to principal, with interest thereon from date at the rate of eight (8) 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, on the south side of Sunny Lane near Greenville Station, in Grove Township, lying west of the Greenville-Piedmont Road (also known as South Carolina Highway No. 29) and having, according to a survey made by Dalton and Neves, Engineers, in March, 1969, recorded in the R.M.C. Office for Greenville County in Plat Book "AAAA", page 117, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Sunny Lane at the corner of property now or formerly of Taylor, also being the northeast corner of the tract of land herein described and running thence along said Taylor line S. 9-45 W. 454 feet to an iron pin; thence N. 78-35 W. 370.9 feet, more or less; thence along the line of other property N. 2-27 E. 116.4 feet to an iron pin; thence N. 16-21 W. 57.4 feet to an iron pin; thence N. 8-38 E. 136.2 feet to an iron pin on the south side of Sunny Lane; thence along Sunny Lane N. 65-00 E. 150 feet to an iron pin; thence with the curve of Sunny Lane (the chord being N. 72-08 E. 100 feet) to an iron pin; thence still with the curve of Sunny Lane (the chord being N. 87-45 E. 100 feet) to an iron pin; thence still with the curve of Sunny Lane (the chord being S. 73-12 E. 100 feet) to the beginning corner.

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 \$6,074.90, 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 25th
day of May, 1973.

Margaret H. Bucklester
Notary Public for South Carolina
My commission expires 7/24/79

Charles T. Kimbo
Charles T. Kimbo

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.