

REGULATION NO. 22
MORTGAGE OF REAL ESTATE
COMPLIED WITH
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

Greenville, S. C.

BOOK 1282 PAGE 473

JUN 25 12 32 PM '73

MORTGAGE OF REAL ESTATE

DO: NIE S. TANKERSLEY ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS. We, Alvin Hill and Eunice M. Hill

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

(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 **Thirty Nine Hundred and 00/100** -----

----- Dollars (\$ **3900.00**) due and payable in sixty (60) equal installments of \$79.09 each; the first such installment being due and payable on the 1st day of August, 1973, with a like sum being due and payable on the first day of each succeeding calendar month thereafter until the entire amount of interest and principal has been paid in full.

with interest thereon from **date** at the rate of **8** per centum per annum, to be paid: **interest included in monthly installment)**

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, City of Greenville, near Watson Avenue and just in the rear of the lot formerly owned by P.C. Cox and described as follows: BEGINNING at the corner of said property and the lot owned by Grover C. Harris, thence North 18 West 10 feet to an iron pin; thence North 71 East 72 feet 2 inches to iron pin; thence South 18 East 10 feet to the point of BEGINNING.**"

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 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.