

FILED
GREENVILLE CO. S. C.

BOOK 1290 PAGE 139

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 7 12 06 PM '73

MORTGAGE OF REAL ESTATE

BONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, I. SAMUEL C. BRACKENS

(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 TWO THOUSAND SIX HUNDRED FIFTY-THREE AND 44/100

----- Dollars (\$ 2,653.44) due and payable

in 48 monthly installments of \$55.28 commencing on the 15th day of October, 1973, and on the same date of each successive month thereafter until paid in full

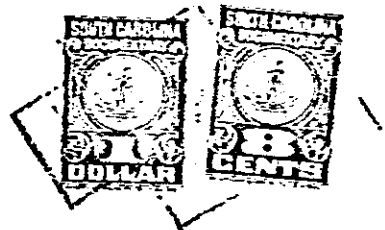
with interest thereon from add from maturity in the rate of 6% per centum per annum, to be paid: Monthly

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 Western side of Bailey Street, Sans Souci, being shown and designated as Lot No. 239 on a plat of property of McCrary, made by W. A. Hudson, Surveyor, on April 15, 1905, and recorded in the RMC Office for Greenville County, S. C., in Plat Book A, page 279, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Bailey Street, at joint front corner of Lots Nos. 238 and 239, and running thence with the line of Lot No. 238, N. 76-15 W. 150 feet to an iron pin; thence N. 13 1/2 E. 66 feet to an iron pin at the rear corner of Lot No. 240; thence along the line of Lot No. 240, S. 76-15 E. 150 feet to an iron pin on the Western side of Bailey Street; thence along the Western side of Bailey Street, S. 13 1/2 W. 66 feet to an iron pin, the beginning corner.



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 whatsoever lawfully claiming the same or any part thereof.

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