

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA

DEC 11 12 48 PM '73

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK: 1297 PAGE 251

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, NELLIE RUTH LEDFORD, ALSO KNOWN AS NELLIE RUTH MAYNOR, ALSO KNOWN AS NELLIE RUTH BALENTINE AND THOMAS B. BALENTINE (hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTHERN BANK & 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 Three Thousand Nine Hundred Twenty-Six and 16/100----- Dollars (\$ 3,926.16) due and payable

in thirty-six (36) monthly installments of \$109.06 commencing on the 22nd day of January, 1974, and on the same date of each successive month thereafter until paid in full.

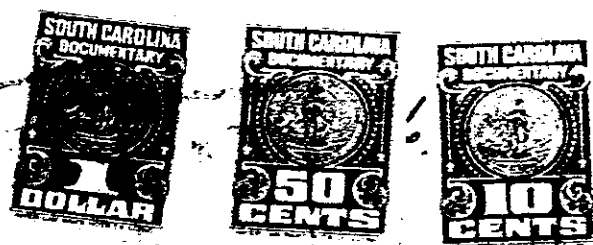
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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Southern side of Parisview Avenue in the City of Travelers Rest, Bates Township, being shown and designated as Lot No. 16, on a plat of Sunny Acres made by J. C. Hill, Surveyor, dated August 24, 1953, (revised March 1, 1954), recorded in the RMC Office of Greenville County, South Carolina, in Plat Book "BB" at pages 168 and 169, reference to said plat being craved for a more complete description thereof.

Said lot fronts 80 feet on the southern side of Parisview Avenue; runs 149 feet along its eastern side; runs 148 feet along its western side; and is 80 feet across its rear.



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.

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