MORTGAGE OF REAL ESTATE — EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. — Greer, S. C.

BOOK 1300 PAGE 111

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Jul 15 4 43 PM '74

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Johnson T. Booth, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 Five Thousand Five Hundred Eighty-Two and 52/100ths---------- Dollars ($5,582.52) due and payable in fifty-four (54) monthly installments of One Hundred Three and 38/100ths ($103.38) Dollars each commencing on the 22nd day of February, 1974, and on the same date of each successive month thereafter until paid in full.

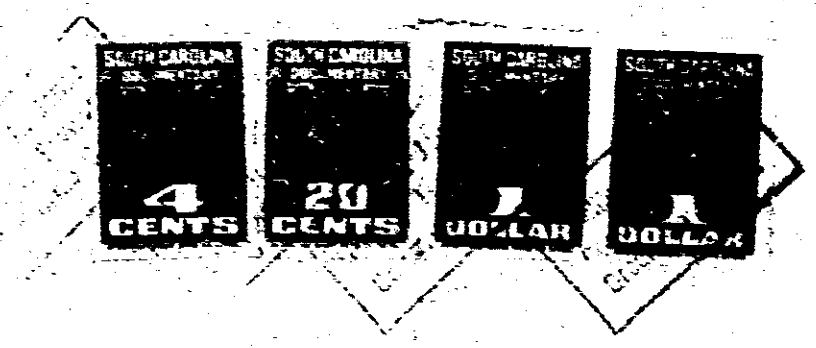
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the southeastern side of Wilmont Lane being known and designated as part Lot 106, part Lot 107 and all of Lot 108 of Country Club Estates and having according to a plat entitled "Property of Johnson T. Booth, Jr." dated January, 1973, prepared by Dalton & Neves, Engineers, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4Y at Page 40, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Wilmont Lane at the joint front corner of Lots 108 and 109; thence with the line of Lot 108 S. 24-53 E. 161.8 feet to an iron pin, joint rear corner of Lots 108 and 109; thence S. 65-07 W. 106 feet to an iron pin in the rear property line of Lot 106; thence with a new line through Lots 106 and 107 N. 21-42 W. 185.1 feet to an iron pin on the southeastern side of Wilmont Lane and in the front property line of Lot 107; thence with the southeastern side of Wilmont Lane N. 78-25 E. 100 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Yvonne Stout Fallaw dated January 31, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 966 at Page 281.



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.