

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 12 1974
JAMES H. HILLEY
RECORDER

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TERRY W. HORTON,

(hereinafter referred to as Mortgagor) is well and truly indebted us to

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

SEVEN THOUSAND TWO HUNDRED THIRTY-EIGHT & 40/100-- Dollars (\$ 7,238.40) due and payable

in sixty (60) monthly installments at ONE HUNDRED TWENTY AND 64/100 (\$120.64) DOLLARS, each beginning on the 15th of May, 1974.

with interest thereon from date hereof at the rate of SEVEN 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, near the town of Simpsonville, Austin Township, on the west side of Bentbrush Drive, being shown as Lot No. 151 on Plat of Section II, Sheet No. II of Westwood Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F, Page 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Bentbrush Drive at the joint corner of Lots Nos. 150 and 151 and runs thence along the line of Lot No. 150 S. 83-10 W. 145 feet to an iron pin; thence along the line of Lots Nos. 147, 146, 145 S. 3-35 E. 166 feet to an iron pin; thence along the line of Lot No. 143 N. 57-50 E. 50 feet to an iron pin; thence along the line of Lot No. 144 N. 59-33 E. 132.8 feet to an iron pin on the West side of Bentbrush Drive; thence along Bentbrush Drive N. 7-05 W. 90 feet to the beginning corner.

This mortgage is junior to that lien recorded in Mortgage Book 1193, at Page 103.



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.

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