

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED  
GREENVILLE CO. S.C.  
APR 18 2 23 PM '74  
DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

230 1307 541

WHEREAS, We, Jerry Dale Sosebee and Ann Sosebee

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Greenville, South Carolina

(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 Six-thousand two-hundred and eighty dollars and 32/100.  
Dollars (\$ 6, 280. 32 ) due and payable

Forty-eight (48) monthly installments of \$130.84 per month commencing the 15th day of May, 1974 and on the same date of each month thereafter until paid in full

with interest thereon from date at the rate of 12.63 per centum per annum, to be paid:

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.

LOT # 1

All that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as LOT No. 163, Section 1 of Subdivision of the Village Houses of F. W. Poe Mfg. Co., recorded in the RMC Office for Greenville County in Plat Book Y, at pages 28 and 29:

BEGINNING at an iron pin on the Southwest side of Fifth Avenue, joint front corner of Lots 162 and 163 and running thence with line of Lot 162, South 49-00 West 70 feet to an iron pin, rear corner of Lots 163 and 137; running thence with line of Lot 137, North 41-10 West 84 feet to an iron pin on B Street; thence with said B Street, North 49-00 East 70 feet to an iron pin at the intersection of B Street and Fifth Avenue; thence with said Fifth Avenue, South 41-10 East 84 feet to the beginning corner.

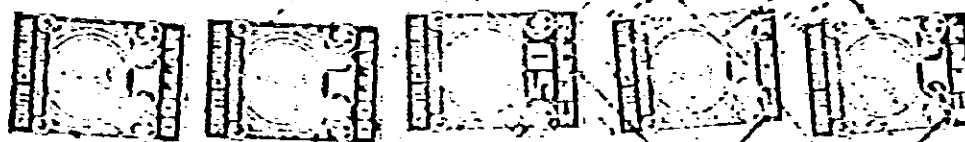
LOT # 2

All that certain piece, parcel or lot of land with improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, being known and designated at Lot No. 137, Section 1, on plat of subdivision of Village Houses, F. W. Poe Mfg. Co., recorded in the RMC Office for Greenville County in Plat Book Y at pages 26 to 31, inclusive and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of B Street at corner of Lot 136, which point is 70 feet northeast of the intersection of Fourth Avenue and running thence along line of Lot 136 S. 41-13 E. 84 feet; thence N. 49-00 E. 59.5 feet corner of Lot 163; thence along the line of Lot 163 N. 41-10 W. 84 feet to an iron pin on the southeastern side of B Street, said point being the joint front corner of Lot 163 and being 70 feet southwest of the intersection of Fifth Avenue; thence along the southeastern side of B Street S. 49-00 W. 59.6 feet to the beginning Corner.

This property is sold subject to restrictions as recorded in the R.M.C. Office for Greenville County in Deed Book 420 at page 241 and subject to all restrictive covenants, easements and rights of way of record

This is the same property conveyed to the grantor herein in Deed Book 830, page 537.



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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