a. 1913 ag141 epared by FDWARDS & MCPHERSON, Attorneys at Law MORIGAGE OF REM. INCAME. COUNTY OF GREENVILLE COURSES, TANK ERSLEY MORTGAGE OF REAL ESTATE R.H.C TO ALL WHOM THESE PRESENTS MAY CONCERN:

Eugene T. Eckford and Nancy G. Eckford WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indepted unto Southern Bank & Trust Co.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date kerewith, the terms of which are incorporated herein by reference, in the sum of Sixteen Thousand Two Hundred and No/100ths _____ Ootlars (\$ 16,200.00) due and payable

in sixty (60) equal monthly installments of Two Hundred Seventy and No/100ths (\$270.00) Dollars commencing on the 8th day of July, 1974 and continuing on the same date of each month thereafter until paid in full.

WHEREAS, the Martgagor may hereafter become indebted to the 365 Martgagee for such further sums as may be advanced to or for the Mortgagor's account for texes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid cebt, 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 gaid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereat is hereby acknowledged, has granted, bargeined, sold and released, and by these presents ones grant, bargain, self and release unto the Mortgagee, its successors and as-

"ALL that certain piece, parcel or tot of land, with all improxements, thereon, or hereafter constructed thereon, situate, lying and being in the State of South Cardina, County of Greenville, being known and designated as Lot No. 71 on a plat of Northwood Hills, Section 2, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ at Page 156.



Together with all and singular rights, members, herditaments, and appurterances to the same belonging in any way incident de appertaining, and of all the rents, issues, and prafits which may arise on he had thereform, and including all heating, plumbing, and lighting fixtures new an hernafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, ether than the usual household furniture, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises units the Martyagee, its heirs, successors and assigns, forever.

The Martgague cusements to it is lumfully soized of the plemises, here nubann described in fee simple absolute, that it has good eight and is leafully authorized by self, convey se encumber the same, and that the premites are free and clean of all liens and encumbeances except as provided becam. The Martgagor further coverients to warrant and factors defend all and sing l'ar the said premises unto the Martgages faceuer, from and against the Martgagus and all persons whomsoever famility clausing the same on any part thereaf.