

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 12 11 23 AM '74
DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, I, **CHARLES BENNETT**

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

TEN THOUSAND SIX HUNDRED EIGHTY-ONE & 32/100 ----- Dollars (\$ **10,681.32**) due and payable in four (4) quarterly installments of \$**2,670.33** commencing on the 1st day of September, 1974

with interest thereon from **maturity** at the rate of **9%** per centum per annum, to be paid **quarterly**

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, the Mortgagee's heirs, 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**, and in the city of **Greenville**, on the east side of **Atwood Street**, known and designated as **Lot No. 7** on a plat of the property of **Samuel R. Zimmerman and Ferris M. Williams**, a plat of the same being recorded in plat book **E** at page **132** of the **RMC Office** for **Greenville County, S. C.**



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 Mortgagee covenants that it is lawfully seized of the premises hereinafter described in the single absolute, that it has good title and is lawfully authorized to sell or convey or convey the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the title to the premises hereinafter described unto the Mortgagee, his heirs, successors and assigns, against the Mortgagor and all persons whosoever claiming by, through, or under the Mortgagor.

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