

JUL 22 12 02 PM '74

DONNIE S. TANKERSLEY
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN:

B. F. SPEARMAN AND BETTY K. SPEARMAN (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

SEVEN THOUSAND SIX HUNDRED AND 80/100 ----- DOLLARS (\$ 7,600.80),

due and payable in 48 consecutive monthly payments of One Hundred Fifty-Eight and 35/100 (\$158.35), beginning August 22, 1974, and continuing on the 22nd day of each and every month until paid in full, interest having been added to the principal, and all payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of seven ^(7%) per centum per annum, to be paid: As stated above.

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, in Oaklawn Township, known and designated as Lot No. 1 on a plat made by John C. Smith, Surveyor, November 6, 1958, recorded in the R. H. C. Office for Greenville County in Plat Book 00, at Page 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of road and running thence N. 58-14 E. 209.6 feet with the property now or formerly of Faith Temple to an iron pin; thence S. 22-30 E. 64 feet to an iron pin; thence S. 40-30 E. 46.4 feet to an iron pin, the joint rear corner of Lots 1 and 2 on said plat; thence with the joint line of said lots N. 58-51 E. 166.8 feet to a nail and cap in the center of said road; thence with the center of said road N. 48-52 W. 142.4 feet to a nail and cap in the center of said road, the point of beginning; being the same property conveyed to the Mortgagors by deeds recorded in Deed Book 610, at Page 417, Deed Book 678, at Page 495, and Deed Book 706, at Page 342.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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