

FILED
GREENVILLE CO. S. C.
SEP 6 2 24 PM '74
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Clinton A. Lawless Jr. and Mary M. Lawless

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co., Piedmont, S. C. 29673

(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 Two-thousand-six-hundred-sixty-two and 80/100

Dollars (\$2662.80) due and payable

in twelve monthly installments of \$221.90 each, the first of these due and payable on October 10th, 1974 with a like amount due on the 10th day of each calendar month thereafter until entire amount is paid in full.

with interest thereon from date at the rate of 12.62 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, Greenville township on the eastern side of Monteith Circle, near the City of Greenville, being known as Lot No. 4 on plat of Monteith Heights, made by Pickell and Pickell, March 28, 1946 and described as follows:

Beginning at a stake on the Eastern side of Monteith Circle 240 feet S. from Hassie Street at corner of Lot No. 3, and running thence with the line of said lot N. 58 - 15 E 150 feet to a stake; thence S 28 - 15 E . 80 feet to a stake at corner of Lot No. 5; thence with the line of said lot S. 58 - 15 W. 150 feet to a stake; on Monteith Circle; thence with the Eastern side of Monteith Circle, N. 28 - 15 W. 80 feet to the beginning corner.

The premises described herein are subject to the building restrictions recorded in Book of Deeds 295, at Page 92.

This being the property conveyed to the Grantors by Palmetto Realty Corporation by deed dated July 18, 1947, and recorded in the R. M. C. Office for Greenville County in Book 315, Page 379



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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