

SEP 27 12 00 PM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DENNIS S. THOMPSON
R.M.C.

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

WHEREAS, I, Thomas E. Ivester

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co.,
its successors and assigns forever

(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

Sixty-five Hundred Fourteen and 20/100 ----- Dollars (\$6,514.20) due and payable

in 60 monthly installments of \$108.57 commencing on the 1st day of November, 1974, and on the same date of each successive month thereafter until paid in full.

with interest thereon from _____ at the rate of _____ 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, and being all of Lot No. 67 and a portion of Lot No. 66 of Western Hills, Plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book QQ, Pages 98-9, and having, according to said Plat and a more recent survey prepared by C. C. Jones dated June 24, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Tucson Drive at the joint front corner of Lots Nos. 67 and 68 as shown on said Plat, and running thence with the common line of said Lots, N. 14-00 W. 153.4 feet to an iron pin; thence N. 54-52 E. 68.2 feet to an iron pin; thence N. 68-27 E. 18.4 feet to a newly established iron pin, the joint rear corner of Lots Nos. 66 and 67; thence with a newly established line between Lots Nos. 66 and 67, S. 19-50 E. 169.4 feet to an iron pin on the northerly side of Tucson Drive; thence with said Drive, S. 69-27 W. 100 feet to the point of beginning.

The above described lot is conveyed subject to the recorded restrictions applicable to Western Hills, and to the easements, rights-of-way and set-back line as shown on said Plat.

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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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