

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

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

WHEREAS, We, J. Don Lee and Anita Simpson Lee

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

Southern Bank and Trust Company, Piedmont, S. C.

(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

Three thousand and one and 24/100 ----- Dollars \$ 3,001.24 due and payable

in 48 monthly installments of \$74.06 each, including principal and interest, to be applied first to interest and balance to principal, the first of these due and payable on November 5, 1974 with a like amount due on the 5th of each calendar month thereafter until entire amount is paid in full.

with interest thereon from _____ date _____ at the rate of _____ per centum per annum, to be paid _____ monthly

WHEREAS, the Mortgagee 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 _____

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in Piedmont Manufacturing Company Village in or near the town of Piedmont, Greenville County, S. C., and being more particularly described as Lot No. 78, Sec. 3, as shown on a plat entitled "Revised Portion, Section No. 3, Piedmont Mfg. Co., Greenville County, Piedmont, S. C.", made by Dalton & Neves, February 1950, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book X at page 129. The above described lot is also known as No. 33 Main Street, and fronts thereon a distance of 58 feet.

This is the same property conveyed to J. Don Lee and Anita Simpson Lee by deed of De Witt T. Gambrell and Marguerite O. Gambrell, deed dated December 31, 1955, recorded in the Office of R. M. C. for Greenville County in Book 542 of Deeds, page 102.



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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