

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, CAROLINE S. GILBERT

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 Two Hundred Twenty-One and 60/100--- Dollars (\$ 10,221.60) due and payable

according to terms of promissory note executed of even date herewith, together with interest thereon from date at the rate of seven (7%) per cent add-on interest per annum, which interest has already been discounted and paid in advance by mortgagor;

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 Greenville, on the eastern side of Fairview Road, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fairview Road, corner of property of E. B. Martin and R. C. Coley and running thence S. 61-15 E 1254 feet to an iron pin; thence S. 15 W. 1143 feet to an iron pin; thence S. 88 W. 212.52 feet to an iron pin; thence N. 26 W. 310.2 feet along creek to an iron pin; thence N. 11-50 W. 165 feet to an iron pin; thence N. 79-45 W. 300 feet to an iron pin on the eastern side of Fairview Road; thence N. 1300 feet, more or less, with eastern side of Fairview Road, to point of beginning.

This is the identical property conveyed to Caroline S. Gilbert by deed of L. J. Vaughn, Sr. and L. J. Vaughn, Jr. dated 11/21/67 and recorded 11/22/67 in the R.M.C. Office for Greenville County, S. C., in Deed Book 833, Page 251.

This mortgage is junior in lien to that certain mortgage given by Caroline S. Gilbert to First Federal Savings and Loan Association in the original amount of \$18,500.00 dated 3/21/68, and recorded in the R.M.C. Office for Greenville County, S. C., on 3/21/68, in Mortgage Book 1087, Page 85.



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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