

MORTGAGE OF REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS

WHEREAS James W. Garrick, Jr. and Donald L. McInnis

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 Mortgagee's promissory note bearing the date of this day and the same is hereby incorporated herein by reference, in the sum of **Four Thousand Two Hundred Thirty-Four and 68/100**-----
Dollars \$ 4,234.68 the said payable

at the rate of \$117.63 per month for a period of 36 months commencing March 12, 1975

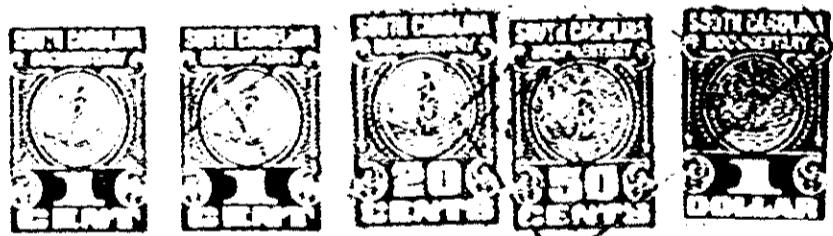
with interest thereon from maturity at the rate of eight per cent per annum to be paid on demand.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for other sums which shall be advanced to the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, and other purposes.

NOW, KNOW ALL MEN, That the Mortgagee in consideration of the above said debt and in reliance upon the payment of the said debt and other and further sums for which the Mortgagee may be indebted to the Mortgagee, and in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee which has been paid by the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee which has been paid by the Mortgagee, and before the sealing and delivery of these presents, the Mortgagee has been duly advised of the contents of these presents and the Mortgagee 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, to-wit: a certain lot of land situated in the County of Greenville, State of South Carolina, County of Greenville, City of Greenville, on the southern side of Wilmont Lane (formerly Park Lane Drive) and being shown as all of Lot 108 and a part of Lot 107 of COUNTRY CLUB ESTATES, plat of which is recorded in the RMC Office for Greenville County in Plat Book G at Pages 190 and 191, and being shown on a more recent plat entitled "Property of Johnson T. Booth, Jr.", dated January, 1973, recorded in the RMC Office for Greenville County in Plat Book 4-Y at Page 40, and having, according to the latter plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Wilmont Lane at the joint front corner of Lots 109 and 108 and running thence with the common line of said Lots, S.24-53 E. 161.8 feet to an iron pin, the joint rear corner of said Lots; thence S.65-07 W. 106 feet to an iron pin; thence N.21-42 W. 185.1 feet to an iron pin on Wilmont Lane; thence with the southern side of Wilmont Lane, N.78-25 E. 100 feet to the beginning corner.



Together with all and singular rights, members, benefits, 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 such 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 Mortgagee covenants that it is lawfully seized of the premises herein above described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or transfer under the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

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