

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, I, CHARLES BENNETT

hereinafter referred to as Mortgagor is well and truly indebted unto SOUTHERN BANY AND TRUST COMPANY

hereinafter referred to as Mortgagee, as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

SEVENTEEN THOUSAND ----- Dollars \$ 17,000.00 due and payable

August 19, 1975

with interest thereon from _____ date _____ at the rate of 8% per centum per annum, to be paid
interest has been computed and added to principal

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, and all other sums payable for or for his account;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the amount advanced and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may hereafter be indebted to or for his account by the Mortgagor, and also in consideration of the further sum of Ten Dollars (\$10.00) to the Mortgagee, and well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, for the purpose and to the end aforesaid, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, 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, in the Town of FOUNTAIN INN, being shown as Lots 24 & 25 of Block A, of a plat of Friendship Heights, which plat is recorded in the RMC Office for Greenville County in plat book RR page 159, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Friendly Street, at the joint front corner of Lots 23 & 24, and running thence N. 29-00 E. 160 feet to an iron pin joint front corner of Lots 25 & 26; thence with the joint line of said lots S. 61-00 E. 150 feet to an iron pin joint rear corner of Lots 25 & 38; thence with the joint line of said lots S. 29-00 W. 160 feet to an iron pin joint rear corner of Lots 23 & 24; thence with the joint line of said lots N. 61-00 W. 150 feet to the point of beginning.



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 is 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.

9797

4328 RV-2