

1325-132

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, ELIZABETH R. MERCK

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 Eight Hundred Twelve and 48/100-----**

Dollars (\$ 10,812.48) due and payable

in accordance with terms of note of even date.

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 all 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, near the City of Greenville, and being more particularly described as Lot 95, Section B, as shown on a revised plat of Woodside Mills, Greenville, S. C., made by Webb Surveying & Mapping Co., dated September 24, 1968, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book ZZZ, Page 29. According to said plat the within described lot is also known as No. 5 Charles Street and fronts thereon 79 feet.**



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining thereto, the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures, and all other fixtures, movable or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures, and all other things in 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 authority 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee hereinafter named against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

RETTB

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