

1336-927

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Azalee Durham,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, a corporation,

(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 One Thousand Eight Hundred Fifteen Dollars and 60/100 Cents Dollars (\$ 1,815.60 ) due and payable in thirty (30) equal monthly installments of Sixty Dollars and 52/100 Cents (\$60.52) each, commencing on the twenty-second (22) day of May, 1975 and continuing on the 22nd day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of per centum per annum, to be paid: after maturity

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 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 in Butler Township, containing 1.07 acres, more or less, according to a plat made by W. N. Willis, Engineer, dated April 10, 1962, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book AAA, at Page 59, and being known and designated as Lot No. 1 on a plat of Clark Johnson lands and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Church Road and running thence N. 29-36 E., 179 feet to an iron pin; joined near corners of Lot No. 1 and Lot No. 2; thence running with the line of Lot No. 2 S. 44-00 E., 307.4 feet to a nail and cap in the center of a County road known as the "road to Mauldin"; thence with said road S. 50-46 W., 170 feet to a nail and cap in the center of the intersection of the "road to Mauldin" and Church Road; thence with the center of Church Road N. 44-35 W., 242.9 feet to a nail and cap, the point of beginning.

This is the same property conveyed to the Mortgagee herein by Shell Homes, Inc. of Spartanburg, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book at Page



176

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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.

4328 RV-2