

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

1337 CASE 335
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GROVER L. MOODY AND WILMA R. MOODY

(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 NINE THOUSAND FOUR HUNDRED FIFTY AND NO/100 - - -

----- Dollars (\$ 9,450.00 *****
as evidenced by the Mortgagor's note of even date, bearing interest as stated
in said note, and payable as therein stated or as modified by mutual agreement,
in writing, the final maturity of which is five (5) years after the date hereof,
unless extended by mutual consent, the terms of said note and any agreement
modifying it are incorporated herein by reference; and
XX

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, and being near the City of Greenville, being known and designated as Lots 11 and 12, on Plat of Piedmont Estates, which plat is recorded in the REC Office for Greenville County, South Carolina, in Plat Book M at Page 123, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Churchill Avenue (now Ivey Dale Drive) at joint front corners Lots 12 and 13, said iron pin being 120 feet on the southwesterly direction from intersection of Nimitz Street and Churchill Avenue; and running thence N. 66-00 W. 177.8 feet to an iron pin; thence S. 24-00 W. 120 feet to an iron pin; thence S. 66-00 E. 178 feet to an iron pin on Churchill Avenue; thence along Churchill Avenue N. 23-55 E. 120 feet to an iron pin, the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, or part 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, his heirs and assigns, against the Mortgagor and all persons who may lawfully claim the same or any part thereof.

5
3
7
9

4328 RV-2