

TIGERVILLE CO. S.C.

NO 1339 FEB 23

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

**WHEREAS, Sammy K. Teague and Carolyn Lord Teague**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Southern Bank and Trust Company,** its successors and assigns

(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

**Eleven Thousand Six Hundred Fourteen and 80/100-- Dollars (\$ 11,614.80) due and payable in 60 monthly installments of \$193.58 commencing on the 20th day of June, 1975, and on the same date of each successive month thereafter until paid in full.**

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 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, Bates Township containing 5.49 acres according to a plat prepared by W. R. Williams, Jr. dated May 2, 1975 entitled "Property of Sammy Teague" and recorded simultaneously with this deed and according to said plat has the following metes and bounds, to-wit:**

**BEGINNING at an iron pin in the center of Tigerville Road at the corner of property of Rufus Robertson and running S 24-18 E 370 feet to an iron pin; thence along the property of Martin S 22-10 W 459 feet to an iron pin; thence with property of Masters S 82-37 W 183.6 feet to an iron pin in the center of an unnamed county road; thence turning and running along the center of said road N 9-40 W 653.9 feet to an iron pin located in the center of Tigerville Road; thence turning and following the center of said road N 65-42 E 343.3 feet to the point of beginning.**

**This conveyance is made subject to all restrictions, rights-of-way, or easements that may appear of record or on the recorded plat or on the premises.**



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 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.

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