



BOOK 1349 PAGE 469

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

I, R. Clarence Lovett, Jr., of the County of Greenville -----

WHEREAS, I, the above said, R. Clarence Lovett, Jr. -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., Williamston -----

(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 Fourteen hundred, thirty-four and 96/100 -----

Dollars (\$ 1,434.96) due and payable

in monthly installments of \$59.79 beginning November 1, 1975 -----

with interest thereon from date at the rate of 7 per centum per annum, to be paid monthly.

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, Situated just below the town of Piedmont, S. C., being known and designated as Lot No. 33, N. Monticello Road, of a s/d of Monticello Estates, as shown by a plat made by Woodward Engineering Co., dated March, 1956, and recorded in the R.M. C. Office for Greenville County in Plat Book EE, Page 169, and having according to said plat the following description:

BEGINNING on N. Monticello Road at an iron pin at intersection of N. Monticello Road and E. Monticello Road and running thence N. 25-38 W. 28.7' with the curve of the corner of said Lot to an iron pin on N. Monticello Road; continuing thence N. 70-20 W. 63' with the line of N. Monticello Road to an iron pin at joint front corner of Lots 33 and 34; running thence S. 19-40 W. 180' with the side line of Lot 34 to an iron pin at joint rear corner of Lots 33 and 34 and side line of Lot 32; running thence S 70-20 E. 85 feet with the side line of Lot 32 to an iron pin at joint corner of Lots 32 and 33 on E. Monticello Road; running thence 160 feet with the line of E. Monticello Road to the iron pin at curve of corner intersection of N. Monticello Road and E. Monticello Rd., the point of beginning.

ALSO, all that piece, parcel or lot of land in Greenville County, State of South Carolina, situated just below the town of Piedmont, S. C., being known and designated as Lot No. 32, of a S/D known as Monticello Estates, as shown by a plat thereof, by Woodward Engineering Co., dated March, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book EE, at Page 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on E. Monticello Road, joint front corner of Lots 31 and 32, and running thence along the lines of said Lots, N. 71-00W 227.5' to an iron pin rear corner of Lots 40 and 39; thence running with rear line of Lot 39, N. 14-45 E. 79' to iron pin rear line of Lot 35; thence running with lines of Lots 35, 34 and 33, S 70-20 E. 234.6' to iron pin on E. Monticello Road; thence running with said Road, S. 19-00 W. 80' to iron pin at point of beginning.

The above two described lots are the same conveyed to the mortgagor by the deeds of J. A. Bright and Lettie J. Bright and of Dan Edwards and Hazel H. Edwards, duly of record in the RMC Office for Greenville County.



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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