

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 1 11 22 AM '75
S. TANNERSLEY
R.H.C.

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

WHEREAS, Alexander F. Keith

(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

Six Thousand Seventy and 56/100----- Dollars (\$ 6,070.56) due and payable

in 48 monthly installments of \$126.47 commencing on the 15th day of August, 1975, and on the same date of each successive month thereafter until paid in full; with interest at the rate of 7 per cent add-on interest per annum, which interest has already been computed and made a part of the above recited indebtedness

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, being known and designated as a part of

Lot No. 10, situate on the Western side of Sumner Street, as shown on plat of "Property of Pendleton Street Realty Association" prepared April, 1906, revised June 30, 1909, recorded in the RMC Office for Greenville County in Plat Book A at Pages 122 and 123, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of Sumner Street, joint front corner of Lots 10 and 11, and running thence with the joint line of said lots, N. 74-45 W. 150 feet to a point; thence with a new line through Lot No. 10, N. 15-15 E. 50 feet to a point; thence S. 74-45 E. 150 feet to a point on the Western side of Sumner Street; thence with the Western side of Sumner Street, S. 15-15 W. 50 feet to the point of beginning.

This is the same property inherited by the mortgagor as will be shown in the Office of the Probate Court for Greenville County in Apartment 582, File 30.



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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