

GREENVILLE CO. S.C.

1354 811

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, We, CLARENCE MOODY & MILDRED M. MOODY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY,  
Easley, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 -----

----- Dollars (\$ 13,500.00 ) due and payable  
in 84 monthly payments of \$217.21 to be applied to interest first and balance  
to principal until note is paid in full with payments to begin December 15,  
1975,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 9% 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, Grove Township, in or near the Town of  
Piedmont, on the East side of S.C. State Highway No. 20 (formerly U. S.  
Highway No. 29) containing 1.58 acres, more or less, and having the  
following metes and bounds, to wit:

BEGINNING at a point in the center of S. C. Highway No. 20 (formerly U. S.  
Highway No. 29), at the joint front corner of property now or formerly of  
Earline W. Williams, and running thence with the joint line of Williams  
property S. 50-30 E. 174 feet to iron pin; thence still with joint line of  
Williams property S. 13-30 E. 12.55 feet, more or less, to joint corner of  
this property, the Williams property and property now or formerly of Ray  
Hooper; thence with joint line of Ray Hooper N. 54-10 E. 98 feet to iron pin  
at joint corner of property now or formerly of Mrs. Mary E. Peden; thence with  
joint line of Peden property N. 40-40 W. 400 feet, more or less, to joint  
corner with property now or formerly of J. E. Boiter; thence with joint line  
of that property S. 30 W. 107 feet, more or less, to point in center of S. C.  
Highway No. 20; thence with center of said Highway in southerly direction 350  
feet to point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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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