

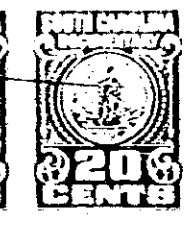


MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN: RALPH E. AND BOBBIE ALLEN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & 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 Four Thousand Seven Hundred Thirty and 40/100 DOLLARS (\$ 4,730.40),

due and payable in sixty (60) consecutive monthly installments of Seventy Eight and 84/100 (\$78.84) each, applied first to interest and then to principle. First payment due December 15, 1975 and continuing on the 15th day of each and every month thereafter until paid in full, interest having been added to the principle set forth above.

with interest thereon from date at the rate of seven ^(7 1/2) per centum per annum, to be paid: as stated above.

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, approximately three miles East of Piedmont, near Rehobath Baptist Church, being known and designated as Lots Nos. 2, 3 and the major portion of Lot No. 7 of a plat of property of Edgar Boyce made by Charles K. Dunn and Dean C. Edens, R.L.S., September 9, 1964, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron spike in Georgia Road, Waycross Church Road (referred to in the Block Book as Owens Road) at the intersection of Nathalee Circle and running thence to the Western side and with the Western side of such Circle S. 12-32 W. 380 ft. to an iron pin, joint corner of Lots 3 and 4; thence with the joint lines of said Lots N. 72-28 W. 158.5 ft. to the joint corner of Lots 3, 4, 6 and 7; thence N. 19-32 W. 14 ft.; thence N. 72-28 W. 130 ft., more or less, to a point; thence N. 16-14 E. 146 ft. to an iron pin, joint corner of Lots 1 and 7; thence with the joint line of said Lots S. 72-28 E. 138.9 ft. to an iron pin, joint corner of Lots 1, 2, 3 and 7; thence with joint lines of Lots Nos. 1 and 2 N. 14-19 E. 220 ft. to a point in Georgia Road, Waycross Church Road; thence with the center, more or less, of said Road S. 72-28 E. 131.8 ft. to a spike, the point of beginning.

The above described property is the same conveyed to the Mortgagors by the Deed of Daniel E. and Juanita B. Thomas to be recorded herewith.

The above described property is conveyed subject to any and all easements or rights-of-way of record.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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