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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S. TANKERSLEY
R.M.C.

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

WHEREAS, I, ANNIE MARCIELLE DAY,

(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 Three Thousand Five Hundred and NO/100-----

----- Dollars (\$3,500.00) due and payable

in fifty-eight (48) equal monthly installments of One Hundred Four and 30/100 (\$104.30) Dollars

with interest thereon from date at the rate of 12.52 per centum per annum, to be ~~xxx~~ included in each monthly installment

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, approximately two miles south of North Greenville Junior College, and being known and designated as Tract #1 of the Property of Cora Mae Wagner as shown on plat of said property made by T. Craig Keith, Surveyor, dated January 4, 1972, and according to said plat, Tract #1 is described as follows:

BEGINNING at an iron pin in the joint line of Tracts #1 and #2 and running thence with the joint line of said Tracts S. 37-00 E., 1,020 feet to a point; thence S. 27 E., 550 feet to a point; thence S. 68-30 feet W. 470 feet to an iron pin; thence N. 32-30 W. 1,012 feet to an iron pin; thence N. 8-15 E. 620 feet to an iron pin in the line of Tract #2, the beginning corner. Said Tract contains 14.5 acres, more or less, and is a portion of the property conveyed to Cora Mae Wagner by deed recorded in the R.M.C. Office for Greenville County in Deed Book 218, at Page 513.

The conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.



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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