

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, I, Beatrice F. Champion

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, its successors and assigns

(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

Eighty-six Hundred Eighty-six and 20/100 ----- Dollars (\$8,686.20) due and payable

in 60 monthly installments of \$144.77, commencing on the 20th day of March, 1976, and on the same date of each successive month thereafter until paid in full

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

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 those lots of land on the western side of Montis Drive and the southern side of Merrydale Lane near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 4 and a portion of Lots 5 and 7 as shown on plat of Pinehurst recorded in Plat Book PP at page 39, and according to survey made by R. W. Dalton, May 1968, being more fully described as follows:~~

ALL those lots of land on the western side of Montis Drive and the southern side of Merrydale Lane near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 4 and a portion of Lots 5 and 7 as shown on plat of Pinehurst recorded in Plat Book PP at page 39, and according to survey made by R. W. Dalton, May 1968, being more fully described as follows:

BEGINNING at an iron pin on the western side of Montis Drive 125 feet south from Merrydale Lane; thence with the western side of Montis Drive, S 0-58 E 140 feet to corner of Lot 3; thence with line of said lot, S 89-02 W 320 feet to an iron pin; thence N 19-34 W 95 feet to an iron pin in line of Lot 8; thence with line of Lots 8 and 7, N 89-02 E 91 feet to an iron pin; thence N 0-58 W 204.8 feet to an iron pin on Merrydale Lane; thence with the southern side of said Lane, S 87-31 E 80.2 feet to an iron pin at corner of Lot 6; thence with lines of Lots 5 and 6, S 0-58 E 150 feet to an iron pin; thence N 89-02 E 180 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed to Beatrice F. Palm by deed recorded in Deed Book 285, page 336, and by deed to Mrs. B. V. Palm (same as Beatrice F. Palm) recorded in Deed Book 763, Page 387. The mortgagor has since married and her name is now Beatrice F. Champion.

This property is subject to a 20' right-of-way and easement in favor of Parker Sewer and Fire Subdistrict.

This mortgage is junior to a first mortgage to The Independent Life and Accident Insurance Company, dated May 9, 1968 in the principal amount of \$18,000.00 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1092, Page 63.



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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