

FEB 18 9 40 AM '76

STATE OF SOUTH CAROLINA
COUNTY OF

GONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Jerry Lynn Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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

Two thousand three hundred thirty - three and 16/100 - Dollars (\$ 2,333.16) due and payable in eighteen (18) monthly installments of \$129.62 each , the first of these due on March 15, 1976 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from _____ date _____ at the rate of 12.54 per centum per annum, to be paid: in advance

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

All that piece, parcel or lot of land in Oaklawn Township , Greenville County, State of South Carolina, and having the following metes and bounds hereinafter stated and in accordance with a plat made by John C. Smith and J. Coke Smith, dated June 24, 1952 , and recorded in the R. M. C. Office for Greenville County , State of South Carolina , in Plat Book 4-0 at Page 82 , containing 1.21 acres, more or less :

BEGINNING at South East I. P. corner running thence N. 81-04 W. 100' to I. P. , thence N. 10-00 E. 197.7' to I. P. , N. 42-40 W. 115' to a point in center of road , thence along road N. 44-30 E. 167' to bend ; thence N. 41-30 E. 92' to a point in center of road ; thence S. 44-45 E. 50' to I. P. ; thence S. 10-00 W. 454.5 ' to the beginning corner, less that small portion which was conveyed to Ethel G. Harris by Deed dated November 16, 1967 , and recorded in the Office of R. M. C. for Greenville County on November 21, 1967 in Deed Book 833, at Page 169 .

The premises hereinabove described is conveyed subject to any applicable record restrictions, easements , rights-of-way and zoning ordinances .

This is the same property conveyed to Jerry Lynn Allen, by deed of James Allen and Lois McKee Allen, dated October 18, 1973 , recorded in the Office of R. M. C. for Greenville County in Vol. 986 , Page 465 .



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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