

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

13 3 34 PM '76
SONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, I, Sarah Ellen Poole

(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 Eleven Thousand Two Hundred Ninety Nine and 20/100-----

Dollars (\$ 11,299.20) due and payable

according to the terms thereof, said note being incorporated herein by reference.

with interest thereon from _____ 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 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, on the West side of Lindburg Street, in the Village of S. Slater & Sons, Inc., at Slater, South Carolina, being known and designated as Lot No. 2, of Block D, as shown on a plat of the Village of S. Slater & Sons, Inc., made by J. E. Sirrine & Company, Engineers, on July 10, 1940, which plat is recorded in the RMC Office for Greenville County, in Plat Book K, at pages 63, 64 and 65 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Lindburg Street, 75 feet north of the northwest corner of the intersection of Lindburg and Edison Streets, which iron pin is the joint front corner of Lots Nos. 1 and 2 of Block D, and running thence with the line of Lot No. 1, S. 87-26 W. 124.86 feet to an iron pin, joint rear corner of Lots Nos. 31 and 32 of Block D; thence with the rear line of Lot No. 31 N. 2-34 W. 70 feet to an iron pin, joint corner of Lots Nos. 2, 3, 30 and 31; thence with the line of Lot No. 3 N. 87-26 E. 124.90 feet to an iron pin on the west side of Lindburg Street; thence with Lindburg Street S. 2-30 E. 70 feet to the beginning corner.

This being the same property conveyed unto the Mortgagor herein by deed recorded August 13, 1976 from Winston Cox.

The address of the Mortgagee is Hwy. 25-A, Travelers Rest, S. C.

5.4.52



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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