

FILED GREENVILLE CO. S. C.

AUG 17 3 42 PM '77
DONNIE S. TANNER
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES EARLE KING AND VIRGINIA C. KING

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST

(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

SIX THOUSAND THREE HUNDRED NINETY-NINE AND 84/100 Dollars (\$ 6,399.84) due and payable

In Forty-Eight (48) equal monthly installments of One Hundred Thirty-Three and 33/100 (\$133.33) Dollars, beginning on the 22nd day of September, 1976 and on the same date of each successive month thereafter until paid in full.

with interest thereon from August 17, 1976 at the rate of _____ per centum per annum, to be paid: As Set Out 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

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, in the City of Greenville, on the southeastern side of High Hill Street, being known and designated as Lot Number Sixty (#60) as shown on plat of "Augusta Road Hills", which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "M" at page 33, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point, iron pin, on southeastern side of High Hill Street, joint front corner with Lot No. 61, and running thence S. 47-50 E. 165 feet along line of Lot No. 61 to point, iron pin; thence S. 42-10 W. 60 feet along line of Lot No. 72, to point, iron pin, near Long Hill Street; thence N. 47-50 W. 165 feet along line of Lot No. 59 to point, iron pin, on southeastern side of High Hill Street; thence along southeastern side of High Hill Street, N. 42-10 E. 60 feet to the point of beginning.

Derviation: Deed Book 744, Page 555



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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