

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
SEP 13 2 03 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1977 PAGE 610

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

WHEREAS, William G. Payne and Martha Ann Payne

(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, Four Hundred and Ninety-Nine and 68/100 Dollars (\$3,499.68) due and payable

To be payable in the amount of One Hundred, Forty-five Dollars and 82/100, (\$145.82) commencing on the 8th Day of October 1976 and on the same date of each consecutive month thereafter until paid in full with interest and thereon after maturity at the maximum legal rates.  
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, lying on the Western side of Sandra Street, Gantt Township, being shown and designated as Lot No. 66 on a Plat of ROCKVALE, Section No. 1, made by J. Mac Richardson: Engineer, dated October, 1958, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 00, page 108, and having according to said plat the following retes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Sandra Street at the joint front corners of Lots 65 and 66, and running thence along the line of Lot No. 65, S. 88-02 W., 160 feet to an iron pin; thence with the rear line of Lot No. 65, S. 1-58 E., 75 feet to an iron pin; thence along the line of Lot No. 67, N. 88-02 E., 160 feet to an iron pin on Sandra Street; thence with the Western side of Sandra Street, N. 1-58 W., 75 feet to an iron pin, the beginning corner.

This property was conveyed by Gary T. Cheek to William G. Payne and Martha Ann Payne by deed dated February 20, 1968 and recorded in the RMC Office for Greenville County, S. C., in Deed Volume 839, page 186.



RECORDED  
GREENVILLE COUNTY

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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