

FILED
GREENVILLE CO. S. C.

BOOK 1383 PAGE 96

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 16 4 35 PM '76
DONNE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, George Hammond

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Two Thousand Seven Hundred Fifty-three and

52/100 ----- Dollars (\$ 2,753.52) due and payable

in accordance with terms of note of ever date herewith

with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

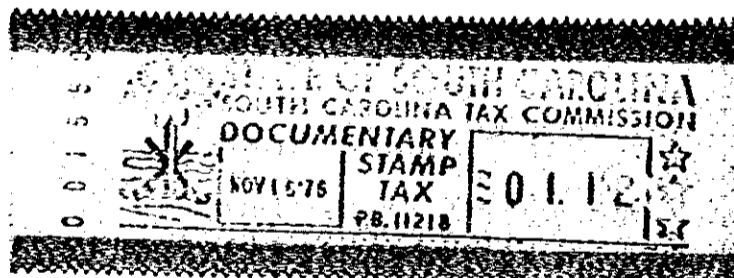
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Virginia Avenue, known and designated as Lot No. 55 on plat of "Highland", according to Plat Book C, page 146, recorded in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake on the west side of Virginia Avenue, corner of Lot 54, and running thence along line of Lot No. 54, S. 74-50 W. approximately 100 feet to a stake on the P. and N. right-of-way; thence with the said right-of-way, N. 1-15 E. 80.6 feet to a pin, corner of Lot No. 56; thence with line of Lot No. 56, N. 74-50 E. approximately 75 feet to a stake on Virginia Avenue; thence along western side of said avenue, S. 15-10 E. 80 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Stella Engle Strickland, recorded June 25, 1974, in the RMC Office for Greenville County in Deed Book 1001, at Page 728.



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.

0749... 13M

250 AS

4328 RV-2