

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
DEC 17 2 59 PM '74
BONNIE S. TAMMERSLEY
R.M.C.

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

WHEREAS, I, Elsie N. Overton

(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 and Fifty Nine/100---

Dollars (\$ 3,050.00) due and payable

One Hundred and eighty days from date

with interest thereon from _____ date _____ at the rate of _____ nine _____ per centum per annum, to be paid at maturity.

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 southern side of Pine Creek Drive, and being known and designated as Lot No. 55 of Belle Meade, Section 2, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book 101, pages 116-117, and having, according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Pine Creek Drive at the joint front corner of Lots Nos. 55 and 56, and running thence along said Drive, N. 61-42 E. 75 feet to an iron pin; thence S. 28-18 E. 159 feet to an iron pin; thence S. 61-42 W. 75 feet to an iron pin; thence N. 28-18 W. 159 feet to the point of beginning.

This is the same property conveyed to Elsie N. Overton by deed of John R. Minor, Jr. dated December 5, 1974, and recorded December 5, 1974, in Plat Book 101, page 316, R. M. C. Office for Greenville County.

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DOCUMENTARY
STAMP
\$01.24
PERMITS

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 Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully entitled 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 Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.

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