

FILLED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE - Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
MAY 11 3 43 PM '77

COUNTY OF GREENVILLE BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, WILLIAM M. LANDRETH and MARY B. STATON

(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 Ten Thousand and no/100

Dollars (\$ 10,000.00) due and payable

in equal monthly installments of \$126.68 each on the 11th day of each and every month hereafter until paid in full; payments applied first to interest, balance to principal, with the final payment due and owing ten years from date hereof.

with interest thereon from date at the rate of Nine(9%) per centum per annum, to be paid monthly

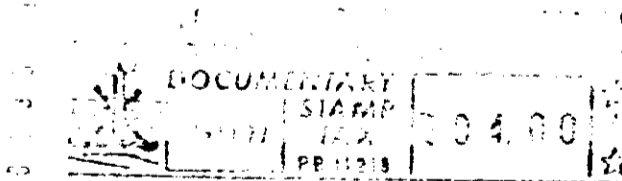
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 the West side of Summit Drive, in the City of Greenville, constituting and being the easternmost part of a parcel of land marked "Sold" on plat entitled "Section B, Parkvale" prepared by Dalton & Neves, Engineers, in June, 1940, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book K at Page 53 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Summit Drive (formerly Bennett Street) at the southeastermost corner of Lot No. 1 as shown on said plat; thence N. 89-0 W. 142 feet to an iron pin; thence along a new course through said lot in a southerly direction 74.4 feet to an iron pin; thence S. 89-0 E. 137.6 feet to an iron pin on the west side of Summit Drive; thence with the line of said street and along the western edge thereof 75 feet in a northerly direction to the beginning corner.

Being the identical property conveyed to the mortgagors by deed of Lillian B. McKinney of even date herewith and to be recorded herewith.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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