

WHEREAS, IRENE WEBB

(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 ONE THOUSAND SIX HUNDRED FIFTY-NINE AND NO/100 ----- Dollars (\$1,659.00) due and payable in fifteen (15) equal monthly installments of One Hundred Ten and 60/100 (\$110.60) Dollars per month beginning February 15, 1977;

with interest thereon from date at the rate of _____ per centum per annum, to be paid as shown on Note.

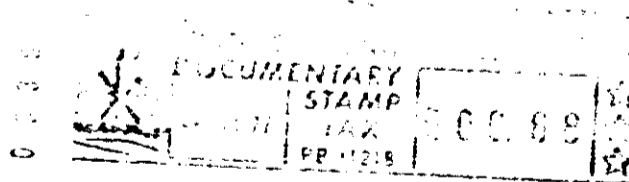
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, Austin Township, known and designated on a plat of Howard Heights made by J. R. Crawford, Surveyor in November, 1961 as Lots Nos. 37 & 38 being East of the Fountain Inn-Simpsonville Road which runs through said Howard Heights and having the following courses and distances according to said plat, to-wit:

BEGINNING at an iron pin at the intersection of a 40 foot street and a 50 foot street in said property and running thence with the western edge of said 50 foot street S. 34 W. 100 feet to an iron pin, joint front corner of Lot 36 on said 50 foot street; thence with the joint line of said Lot 36 N. 56 W. 80 feet to an iron pin, back joint corners with Lots 36, 38 and 39; thence with the joint line of Lot 39 55 W. 124 feet to an iron pin in the eastern edge of said 40 foot street; joint back corners of Lots 38 and 39; thence with the eastern edge of said 40 foot street, N. 75 E. 60 feet to an iron pin; thence S. 73 E. to an iron pin 90 feet back joint corners of Lots 37 and 38 in edge of said 40 foot street; thence S. 73 E. 85 feet to an iron pin, the point of beginning and bounded by said 50 foot street, said 40 foot street and Lots 38 and 39.

This is the same property conveyed to Irene Webb by deed of Jessie Stoddard to be recorded of even date 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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