

FILED  
GREENVILLE CO. S. C.

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1387 REC. 875

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

NONNIE S. TANKERSLEY  
R.H.C.

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

WHEREAS, I, Billy E. Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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

Four thousand thirty - seven and 88/100----- Dollars (\$ 4,037.88 ) due and payable in forty - two monthly installments of \$96.14 each , the first of these due and payable on February 15, 1977 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full .

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 12.76 per centum per annum, to be paid: in advance

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, near the City of Greenville, lying and being on Marlana Street, known and designated as Lot No. 49 of a subdivision known as Carolina Court of the property of M. W. Fore, plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book " EE " at page 44 ; said lot having such metes and bounds as shown thereon.

This is the same property conveyed by deed of Arthur Mathis to Billy E. Allen deed dated May 15, 1974 and recorded in the Office of RMC for Greenville County in Mtg. Book 999 \_\_\_\_\_, page 524 *Recorded* on May 24, 1974



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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