

MORTGAGEE'S ADDRESS: <sup>FILED</sup> GREENVILLE CO. S.C. Trade Street, Fountain Inn, S. C. 29644

STATE OF SOUTH CAROLINA FEB 11 4 54 PM '77

BOOK 1389 PAGE 55

COUNTY OF GREENVILLE J. H. S. TANNERSLEY MORTGAGE OF REAL ESTATE R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WALTER ORTH AND MARIE V. ORTH

(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 ---THREE THOUSAND SEVEN HUNDRED EIGHTY-THREE & 60/100----- Dollars \$ 3,783.60 due and payable

in 36 monthly installments of \$105.10, commencing March 8, 1977 as reference to said note will more fully show.

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 southeastern side of Scarsdale Street, being shown and designated as Lot No. 4 on plat of Scarsdale Manor recorded in Plat Book GG, Page 105, R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Scarsdale Street at the joint front corners of Lots Nos. 3 and 4, and running thence with the joint lines of said lots, S. 35-29 E., 155 feet to an iron pin; thence S. 54-31 W., 80 feet to an iron pin; thence N. 35-29 W., 155 feet to an iron pin on the southeastern side of Scarsdale Street; thence with the side of said street, N. 54-31 E., 80 feet to the point of beginning.

Being the same property conveyed to Walter and Marie V. Orth by deed of Edna Eubanks, dated February 11, 1977, to be recorded herewith in the R.M.C. Office for Greenville County.



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Together with all and singular rights, members, hereditaments, 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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