

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

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

WHEREAS, I, Carl F. Hood

(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

two thousand four hundred eighty - one and 60/100 --- Dollars \$ 2,481.60 demand payable  
in twenty - four ( 24 ) monthly installments of \$103.40 each , the first due and payable  
on August 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 12.95 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, the advances made to or for his account by the Mortgagee, and for in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee and well and truly paid by the Mortgagor 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 \_\_\_\_\_

ALL that lot of land in the State of South Carolina, County of Greenville being shown on Plat prepared by John C. Smith dated November 15, 1972, containing 2.19 acres , more or less , and having according to said plat the following metes and bounds :

Beginning at a nail and cap in the center of county road known as Carr Road at the joint corner of this property and property of Johnson and running thence S 19-44 W 280 feet to an iron pin ; thence N 88 - 32 W 360 feet to a point ; thence turning and running N 19-44 E 280 feet to a point in the center of Carr Road ; thence with the center of said road S 88-32 E 360 feet to the point of beginning .

This is the same property conveyed to mortgagor by deed of James Edward Durham recorded even date herewith .

250  
2.50

RECORDED  
AUG 15 1977  
P. 11218

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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