

GREENVILLE CO. S. C.

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BOOK 1412 PAGE 241

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert E. Bennett and Willene H. Bennett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company,
P. O. Box 1329, Greenville, South Carolina, 29602,

(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

Five Thousand One Hundred Forty-nine and 80/100--Dollars (\$ 5,149.80) due and payable in thirty-six (36) monthly installments of One Hundred Forty-three and 05/100 (\$143.05) Dollars each, all payable on the same date of each successive month commencing November 1, 1977, until said indebtedness is paid in full,

with interest thereon from this date at the rate of eight 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, the Mortgagee's heirs, 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, and being shown as Lot No. 81 on a plat of Farmington Acres, recorded in the RMC Office for Greenville County in Plat Book FF at Pages 106 and 107, said lot being situate at the intersection of Cherrylane Drive and Manassas Drive, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots No. 81 and 82 on Manassas Drive and running thence along Manassas Drive, N. 37-15 W. 105.0 feet to an iron pin; thence N. 7-45 E. 38.8 feet to an iron pin at the intersection of Manassas Drive and Cherrylane Drive; thence along Cherrylane Drive, N. 42-38 E. 147.5 feet to an iron pin; thence S. 37-45 E. 160.0 feet to an iron pin; thence S. 52-45 W. 82.0 feet to an iron pin, point of beginning.

This is the same property conveyed to mortgagors by deed of Larry M. Richey and Maxine J. Richey dated August 26, 1964, recorded in Book 757 at Page 276 on September 11, 1964, in RMC Office for Greenville County, SC

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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 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 is 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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