

Mortgagee's Address
306 E. North Street
Greenville, SC 29601

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

1416-337
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM ESKEW

hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND 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 ONE HUNDRED SIXTY NINE AND 24/100 Dollars (\$ 3,169.24) due and payable

AS PER THE TERMS OF SAID NOTE

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

WHEREAS, the Mortgagee 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 to 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 and being situated in the Northwest corner of Woodlawn Avenue and Marion Street and being known as Lot No. 92 of a Subdivision known as "Donwood" and having the following metes and bounds, to-wit:

BEGINNING at a stake on the northwest corner of Woodlawn Avenue and Marion Street and running thence N 52-10 W 140.9 feet to a stake; thence S 15-20 E 113 feet to a stake on Marion Street; thence N 74-26 E 85 feet to the beginning corner.

This being the identical property conveyed to Teasley L. Eskew and Rosa Lee Eskew by deed of Charles J. Spillane dated December 2, 1963 and recorded in the RMC Office for Greenville County in deed Book 740 at Page 241. Teasley L. Eskew died intestate March 26, 1973 - See records of Probate Court of Greenville County. Apartment 1286 pile #9. Property herein described being mortgaged pursuant to power of attorney granted to mortgagor by Rosa Lee Eskew dated July 31, 1974.

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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 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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