

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1117-132  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald Lee Kline and Shirley C. Kline

hereinafter referred to as Mortgagor) is well and truly indebted unto  
Southern Bank and Trust Co.

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

EIGHT THOUSAND SEVENTY-SEVEN AND 78/100 ----- Dollars \$8,077.78 due and payable

Per terms of note of even date.

with interest thereon from date at the rate of Eight (8) per centum per annum, to be paid.

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 sales, 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,

being known and designated as Lot No. 55, as shown on a plat of the subdivision of FORESTDALE HEIGHTS, recorded in Plat Book KK at page 199 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern edge of Forestdale Drive, at the joint front corner of lots 55 and 54 and running thence along the joint front line of said lots, S 4-71 W 194.64 feet to a point; thence N 85-45W 70 feet to a point; thence N 4-71 E 195.0 feet to a point on the southern edge of Forestdale Drive; thence along the southern edge of Forestdale Drive, S 85-29 E 70 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Donald E. Baltz as recorded in the R.M.C. Office for Greenville County in Deed Book 646, at Page 405 on March 21, 1960.

GCTO ---1 NC2977 731

RECORDED  
MAY 10 1960  
GREENVILLE  
SOUTH CAROLINA

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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