

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 1425 PAGE 331

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS,

I, Billy L. Snipes

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 **five thousand five hundred twelve and 82/100-**

Dollars \$ **5,512.82** ) due and payable  
in forty - eight ( 48 ) monthly installments of \$114.84 each , the first of these  
being due on April 8 , 1978 with a like sum due on the 8th day of each calendar  
month thereafter until entire amount of debt is paid in full.

with interest thereon from **date** at the rate of **12.48** 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 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

All that piece, parcel or lot of land situate, lying and being in Greenville County , State of South Carolina, shown and designated as Lot 1 , Dakota Hills Subdivision , plat of which is recorded in the R.M.C. Office for Greenville County , South Carolina in Plat Book 4-F , Page 61 , reference to said plat being hereby craved for a more particular description .

This conveyance is subject to all restrictions , setback lines , roadways , easements , and rights-of-way , if any , appearing of record , on the premises or on the recorded plat , which affect the property hereinabove described .

This is the same property conveyed by deed of Williams Builders, Inc. to Charles R. Hicks dated May 8 , 1972 recorded in the Office of R.M.C. for Greenville County in Book 945 of Deeds , Page 131 .

This is the same property conveyed by deed of Charles R. Hicks to Billy L. Snipes , deed dated February 15 , 1978 , recorded simultaneously with this real estate mortgage in the Office of R.M.C. for Greenville County in Book 1074 , Page 969 .



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 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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