

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, Ruby Lee Crosby, Emily L. McCoy and Cornelia L. Harris

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Four Thousand Three Hundred and 00/100

Dollars (\$ 4,300.00) due and payable

according to the terms of promissory note executed of even date herewith,

with interest thereon from at the rate of 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 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 Greenville, Chick Springs Township, on the southeast side of "A" Street, or Thrift Street, and being known and designated as Lot 6 of T. B. Rains, according to survey made by George Ellis, September 1939, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of "A" Street or Thrift Street (known as No. 10 Thrift St.) at corner of Lot 7, which point is approximately 350 feet northeast of Worley Road, and running thence along "A" or Thrift St. in a northeasterly direction 50 feet to an iron pin at corner of Lot 5, which point is approximately 360 feet southwest of Raines Avenue; thence in a southeasterly direction 150 feet to an iron pin at rear corner of Lot 7; thence in a northwesterly direction 150 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Euzelia H. Barry, dated December 18, 1973, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1002, at Page 566 on July 8, 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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