

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 12 11 52 AM '78
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, Ernestine N. Childers

(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

Four thousand seven hundred nineteen and 96/100----- Dollars (\$4,719.96) due and payable in thirty - six (36) monthly installments of \$131.11 each, the first of these being due on July 15, 1978 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 12.83 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

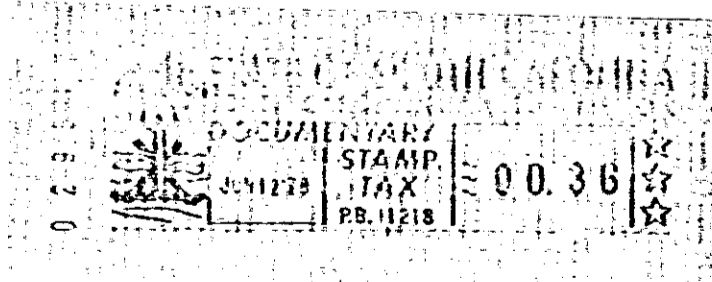
All that certain piece, parcel or lot of land , situate, lying and being in the Piedmont Manufacturing Company Village, in and near the Town of Piedmont, in Grove Township , Greenville County , South Carolina, being more particularly described as Lot No. Thirteen (13) , Section 3 as shown on a Plat of Property of Piedmont Manufacturing Company , Greenville County , South Carolina made by Dalton & Neves, dated February , 1950 , Section of said plat recorded in the RMC Office of Greenville County , South Carolina, in Plat Book " Y " , Pages 2-5-, inclusive. According to said plat the within described lot is also described as 16 Sloan Street (Avenue) and fronts 118 feet thereon .

This conveyance is made subject to any and all restrictions, covenants , conditions , zoning ordinances, rights-of-way and easements affecting said land .

This is the same property conveyed to Ernestine N. Childers by deed of L. A. Moseley , deed dated March 16, 1966 , recorded in the Office of RMC for Greenville County on March 17, 1966 in Book 794, Page 208.



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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 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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