

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

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

WHEREAS, JOE BERRY ROBERTSON, RUTH ANN ROBERTSON and CHRISTINA ROBERTSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK

(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 EIGHTY-FOUR THOUSAND NINE HUNDRED FOURTEEN AND 4/100 ----- Dollars (\$ 84,914.40) due and payable

in sixty equal monthly installments of \$1,415.24 each, beginning August 15, 1978, as set out in note executed of even date,

with interest thereon from date at the rate of 12% per centum per annum, to be paid: monthly in accordance with terms of note executed of even date,

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, in the City of Greenville, at the northern intersection of North Main Street, Extension, and Ashley Avenue, and described as follows:

BEGINNING at an iron pin at the northwest corner of North Main Street Extension and Ashley Avenue, and running thence along the northern side of Ashley Avenue, N. 65-37 W. 160.5 feet to iron pin, corner of lot 17; of North Park; thence with the line of said lot, N. 19-46 E. 120 feet to iron pin, at the corner of lot #16; thence with the line of said lot, S. 65-37 E. 160.5 feet to iron pin on North Main Street Extension; thence with the western side of said street, S. 19-46 W. 120 feet to the point of beginning.

This is the same property originally owned in fee simple by Christina Robertson under deed dated August 29, 1947, which deed is recorded in the Office of the RMC for Greenville County, S. C. in Deed Book 319 at Page 94, with a life estate having been conveyed to Joe Berry Robertson and Ruth Ann Robertson on July 6, 1961, which deed is of record in the Office of the RMC for Greenville County, S. C. in Deed Book 677 at Page 233.

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STAMP
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34.00

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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