

3-4-78

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 21 1 04 PM '78

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

WHEREAS, LOU ANNE B. COX

BOHNE S. TANNERLEY
S.M.C.

(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 SIX THOUSAND SEVEN HUNDRED SIXTY-FIVE AND

60/100-----Dollars (\$ 6,765.60) due and payable

IN Sixty (60) equal monthly installments of One Hundred Twelve and 76/100 (\$112.76) Dollars beginning on December 1, 1978 and continuing until paid in full.

with interest thereon from October 24, 1978 the rate of _____ per centum per annum, to be paid: AS SET OUT ABOVE.

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

ALL that parcel, piece, or lot of land with the buildings and improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the Western side of Druid Street, and being known and designated as portions of Lots Nos. 1, 2, 3 and 4 of Block "A" of Stone Estates according to a plat thereof prepared by C. M. Furman, Jr., December 1931, which plat is of record in the RMC Office for Greenville County in Plat Book "G", at page 292, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Druid Street, which pin is located 634.4 feet south of the Southwestern intersection of Camp Road and Druid Street, said pin being the joint front corner of Lots Nos. 4 and 5 of Block "A", and running thence along the common line of said lots and along the line of Lot No. 13 of Block "H" N. 81-35 W 130 feet to a point on the common line of Lots 4 and 13; thence S 11-22 W 100 feet to a point on the Northern side of Reid Street; thence along the Northern side of Reid Street S 81-35 E 130 feet to an iron pin at the Northwestern intersection of Druid Street and Reid Street; thence along the western side of Druid Street N 11-22 E 100 feet to an iron pin, the beginning corner.

Derivation: Deed Book 878, Page 447 - Anne K. Smith Cox 10/31/69

RECORDS & DEEDS
GREENVILLE, S.C.
OCT 21 1978
STAMP
TAX \$ 02.76

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.

4328 RV-2