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MORTGAGE OF REAL ESTATE

VOL 1404 PAGE 141

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED  
GREENVILLE CO. S. C.  
APR 24 1 45 PM '79  
DENNIS S. TANKERSLEY  
R.M.C.

WHEREAS, Thomas Lamar Dockins and Annette Q. Dockins

(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

Seven thousand two hundred fifty four and 60/100----- Dollars (\$ 7,254.60 ) due and payable

according to the terms thereof, said note being incorporated herein by reference

~~xxxxxx~~

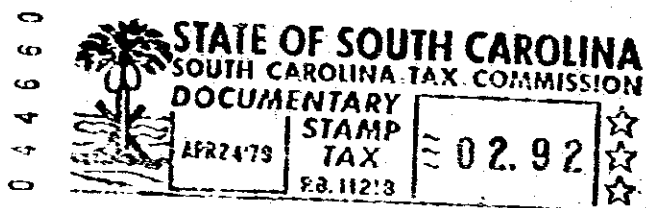
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Town of Marietta, on the N/S of Carswell Avenue, being shown as Lot No. 9 and on a plat of survey of the Duff property as shown by a survey made by Dean C. Edens, surveyor, April 2, 1956, plat of same being recorded in the RMC Office for Greenville County in Plat Book FF, page 404, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Carswell Avenue at the corner of Lot No. 10, 319 feet southwest of Pearl Avenue, and running thence along said street S. 44 W. 100 feet to an iron pin, at the corner of Lot No. 8; thence N. 59 1/2 W. 184 feet to an iron pin on Middle Street; thence with said street N. 44 E. 100 feet to an iron pin at the rear corner of Lot No. 10; thence S. 59 1/2 E. 183 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of William Carter Hunt and Peggy L. Hunt dated June 1, 1964 and recorded in Mortgage Book 750 at page 432.



GCTO --- 1 APR 24 79 037

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

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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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