

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1132 PAGE 29

OCT 24 4 23 PM 1980 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, NANCY LOU GILBERT

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST CO.

(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 Eleven Thousand, One Hundred, Forty Seven and 40/100

Dollars (\$ 11, 147 . 40) due and payable

in sixty equal monthly installments of \$185.79 each, all payable on the same date of each succeeding month, commencing December 1, 1980, until said indebtedness is paid in full; payments applied first to interest, balance to principal.

with interest thereon from date at the rate of 16.50 per centum per annum, to be paid monthly

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, being known and designated as Lot No. 35 of Forest Hills, Section Two, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book 4J, Page 55, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Forest Circle at the joint front corner of Lots 34 and 35, and running thence with the joint line of said lots S. 57-00 E. 228.5 feet to an iron pin at the joint corner of Lots 31, 32, 34 and 35; thence with the line of Lot 31, S. 38-45 W. 175 feet to an iron pin at the joint corner of Lots 31, 35, 14 and 15; thence with the line of Lot 15, N. 65-01 W. 190 feet to an iron pin on North Forest Circle; thence with North Forest Circle N. 26-30 E. 201.9 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagor by deed of Alvin E. Smith, dated August 29, 1980 and recorded in the RMC Office for Greenville County, S. C. on Oct. 3 1980, in Deed Book 1134 at Page 936.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
OCT 24 1980
TAX \$ 0 4 4 8

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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