

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
AUG 31 3 40 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1551 PAGE 439

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William H. Evett,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 Five Thousand Three Hundred Sixty-Nine and 40/100 -----Dollars (\$5,369.40) due and payable

according to the terms of the note which this mortgage secures

annual percentage rate
with interest thereon from date at the rate of 17.99% ~~per annum~~ to be paid: monthly.

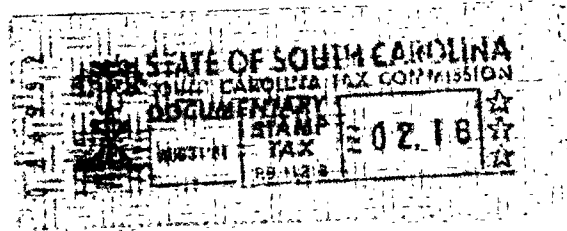
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Greenville Township, being known and designated as Lots Nos. 147 and 148, on plat of City View recorded in the RMC Office for Greenville County in Plat Book A, page 460, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fletcher Street, formerly Hunt Street, which pin is 53 feet north from the northeast corner of the intersection of New Cutt Road (Bramlett Road) and Fletcher Street, at the joint corner of Lots 146 and 147, and running thence with the line of Lot 146, S. 89-30 E. 116 feet to an iron pin on a 10-foot alley; thence along said alley, N. 1/2 E. 100 feet to an iron pin at rear corner of Lot No. 149; thence with the line of Lot No. 149, N. 89-30 W. 100 feet to an iron pin on Fletcher Street; thence with the eastern side of Fletcher Street, S. 10 W. 100 feet, more or less, to an iron pin at the corner of Lot No. 146, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Ellen S. Latham recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 536, at Page 14.



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Together with all and singular rights, members, herditaments, 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.