

Mortgagee: P.O. Box 1329, Greenville, S.C. 29602

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FILED GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 4 9 17 AM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOSEPH LEOPOLDO RIVERA

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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

FOUR THOUSAND THREE HUNDRED FIFTY FIVE AND 64/100 Dollars (\$ 4,355.64) due and payable in Thirty-Six (36) equal monthly installments of One Hundred Twenty and 99/100 (\$120.99) Dollars commencing on the 15th day of December, 1976, and on the same date of each successive month thereafter until paid in full.

with interest thereon from above at the rate of per centum per annum, to be paid: As set out

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, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor, the equities whereof is hereby acknowledged, has granted, bargained, sold

APR 4 1976

Donnie S. Tankersley 31377

APR 27 1976
REG
POSTAGE
PAID 154

FILED GREENVILLE CO. S. C.
APR 27 3 33 PM '76
TANKERSLEY
SOUTH CAROLINA TAX & ASSURANCE
DOCUMENTARY STAMP
\$ 1.76
PAID IN FULL AND SATISFIED THIS DAY OF
SOUTHERN BANK AND TRUST COMPANY
GREENVILLE, SOUTH CAROLINA

APR 26 1976

Witness: Margaret H. [Signature]

Sharon B. Pool [Signature]

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way, present or future, 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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