

MORTGAGE OF REAL ESTATE—Mann, Foster, Aalimore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE CO., S. C.

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COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN,

OLLIE FARNSWORTH
R. M. C.

WHEREAS, JOHN T. LANGSTON AND JOHN T. LANGSTON, JR.

(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 One Hundred Thousand and no/100-----

Dollars (\$ 100,000.00) due and payable

as evidence of a promissory note of even date herewith

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, Fountain Inn Township, being a portion of the Mittie E. Jones Property and shown as Lot 1 on plat of property entitled Garrett and Garrett dated April 10, 1961, made by R. B. Bruce and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Main Street; also referred to as U. S. Highway 276, at corner of a nine foot alley which iron pin is 489 feet, more or less, southeast of East Jones Street and running thence along said alley N. 52-02 E., 263.7 feet to an iron pin on the southwestern side of Weston Street; thence with said Street S. 38-00 E., 35 feet to an iron pin; thence S. 52-02 W., 263.7 feet, more or less, to a point on the northeastern side of Main Street; thence with it N. 37-52 W., 35 feet to the point of beginning.

This mortgage is junior to a first mortgage executed in favor of Fountain Inn Savings and Loan Association.

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.