

JUN 26 10 22 AM '70

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLAUDE E. PARKER AND BETTY E. PARKER (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

SIX THOUSAND SIX HUNDRED AND NO/100----- DOLLARS (\$ 6,600.00),

due and payable One Hundred-Two (\$102.00) Dollars per month each and every month, commencing with August 1, 1970, and continuing until paid in full, the monthly payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of eight ^(8%) 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,

ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING at a stone corner of lands of Bramlett Rogers, and Pelzer Manufacturing Co. and running thence S. 76 1/2 E. 15.75 chains to a stone in road; thence in a southwesterly direction 5.10 chains to a stone; thence in a southeasterly direction 4.25 to a stone corner of lot N. 17; thence N. 56 - 3/4 W. 8.00 chains to a stone on Salem Ave.; thence with Salem Ave., N. 20-3/4 E. 3.60 chains to stone corner of lot No. 8; thence N. 65 - 3/4 W. 10.44 chains to a stone in Smyth land; thence with Smyth land N. 20-3/4 E. 3.00 chains to the beginning corner, containing eight and 67/100 acres, more or less, and known as lots Nos. one, seven, twelve and thirteen on a plat of Arden, made by John M. Cureton, D.S., November 10, 1906.

LESS two and 89/100 acres more or less conveyed by H. W. Jordan to G. M. Robinson, the deed for same having been recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book "222" on Page 156.

The above described property is the same conveyed to the Mortgagor, Claude E. Parker, by deed recorded in Deed Book 716, at Page 245.

ALSO, ALL that piece, parcel or lot of land lying and being situated in East Pelzer, Oaklawn Township, County of Greenville, State of South Carolina, more fully described in survey and plat made by J. Coke Smith and Son, Surveyors, June 22, 1955, which shows the following courses and distances, to-wit:

BEGINNING at an iron pin on the North side of Old Georgia Road, J. S. Rogers corner, thence running along the North side of said Road S. 57-56 W. 89 feet to an iron pin; thence N. 26-62 W. 343 feet to an iron pin; thence S. 61-13 W. 43 feet (OVER)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.