

MORTGAGE OF REAL ESTATE GREENVILLE, S. C.
 GREENVILLE, S. C. Office of Poag, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

OLLIE FARNSWORTH
 R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HUBERT L. DEMPSEY AND MILDRED DEMPSEY (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

TWO THOUSAND SEVEN HUNDRED FIFTY-THREE AND 70/100----- DOLLARS (\$ 2,753.70),
 due and payable in thirty (30) consecutive monthly installments of Ninety-One and 79/100 (\$91.79) Dollars each, first payment being due December 1, 1970, and continuing on the first day of each month until paid in full, payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of seven ^(7%) 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, tract or lot of land in Oaklawn Township, County and State aforesaid, and having, according to a plat of same, prepared by C. C. Jones, C.E., on the 16th day of November, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of property owned, now or formerly, by Reese and the property herein conveyed and fronting on S. C. Highway 247 and running along said Highway, N. 12-27 E. 150 feet to an iron pin; thence N. 8-27 E. 150 feet to an iron pin; thence N. 3-38 E. 150 feet to an iron pin; thence N. 0-48 W. 150 feet to an iron pin; thence N. 4-30 W. 99.4 feet to an iron pin; thence S. 87-30 E. 26.7 feet to an iron pin in Old Road Bed; thence along the line of Old Road Bed S. 10-0 E. 726 feet, more or less, to an iron pin; thence along the line of Reese N. 84-00 W. 200.7 feet to the point of beginning; being the same property conveyed by Hubert Dempsey to Mildred Dempsey by deed recorded in Deed Book 885, at Page 174, and being the same property conveyed to the said Hubert Dempsey and Mildred Dempsey by deed recorded in Deed Book 690, at Page 439.

The Mortgagors further grant, bargain and sell to the Mortgagee a 1961 Great Lakes Mobile Home 55' x 18', Serial No. 455X4319CD, which is attached to the above described property and is either a part of the above described property or a Chattel Real inasmuch as the same is on a foundation on such property and there are additions to the same preventing its removal.

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.