

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JAN 26 12 35 PM '71
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Joseph Corn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Spartanburg 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, Sixty-seven and no/100-----

-----Dollars (\$ 5,067.00) due and payable in 60 monthly installments of \$84.45 each, beginning February 28, 1971, including

with interest thereon from date at the rate of 7 per centum per annum, to be paid: add on

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 Glassy Mountain Township.

BEGINNING at a point in the Oak Grove Church road (pin on the bank) and running thence a new line South 65-15 West 670 feet to the center of spring branch (pin on the bank) thence up and with the spring branch, North 17½ West 231 feet to the stake in the spring; thence North 8½ West 264 feet to the center of the road near the Church; thence with the center of the road North 85½ East 162 feet to a bend in the road; thence South 73 East 150 feet to a bend in the road; thence South 65 East 415 feet to the point of beginning and containing 4½ acres, more or less.

This property is the same conveyed by W. G. Corn to W. Joseph Corn and Barbara L. Corn by deed recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 524 at page 369. The interest of Barbara L. Corn was conveyed to Jerry Roger Corn, Jo Ann Beth Corn and William Phillip Corn by deed recorded in said R. M. C. Office in Deed Book 763, at page 572.

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