

GREENVILLE, S. C.

BOOK 1182 PAGE 283

HORTON, DRABBY, DILLARD, MANNING, CHAPMAN & BROWN, P.A., 207 FETTEROU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, R. M. CAINE & BLAKE P. GARRETT, AS TRUSTEES

(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 Thirty Thousand and No/100-----

Dollars (\$30,000.00) due and payable

one (1) year after date,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: annually.

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 those pieces, parcels or tracts of land situate, lying and being on the Northeastern side of Poinsett Highway (New Buncombe Road or U. S. Highway No. 25) near the City of Greenville, Greenville County, South Carolina, being known and designated as a 57.5 acre tract and as the "Gracie Floyd Lot" (containing .72 acres, more or less), as shown on a Plat thereof prepared by C. C. Jones, dated November, 1957, entitled "Floyd Property", recorded in the RMC Office for Greenville County, S. C., in Plat Book 000, pages 72 and 73, and being more fully described by metes and bounds in a deed from Gracie L. Floyd, et al, to the Mortgagors as Trustees, recorded in the RMC Office for Greenville County, S. C., in Deed Book 814, page 25, reference to which is hereby craved; less, however, an undivided one-half interest in and to a portion of the Gracie Floyd Lot conveyed to Henry C. Templeton by deed recorded in said RMC Office in Deed Book 206, page 413.

The Mortgagors as Trustees have executed this mortgage and the note which the same secures pursuant to the terms and conditions of trust contained in the deed to the above described property from Gracie L. Floyd, et al, to the Mortgagors herein recorded in said RMC Office in Deed Book 814, page 25.

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.