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BOOK 1202 PAGE 01

MORTGAGE OF REAL ESTATE—~~OFFICE OF THE~~ **OLLIE FARNSWORTH** Attorneys at Law, Greenville, S. C.
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELLIS C. KING

(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 Fourteen Thousand Seven Hundred Eighty and NO/100 DOLLARS (\$14,780.00), due and payable in consecutive monthly installments of \$176.00 each, to be applied first to interest and then to principal, beginning September 1, 1971 and continuing on the first day of each month until paid in full

with interest thereon from date at the rate of $7\frac{1}{2}$ 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 located at the Southeastern intersection of Augusta Road and Old Hundred Road at the Ware Place, Oaklawn Township, Greenville, County, South Carolina, being known and described as Lot No. 3, according to a plat of the property of H.P. Jordan Estate, dated December, 1948, by W. J. Riddle, Surveyor, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake on the Eastern side of Augusta Road 299.3 feet South of the middle of the intersection of Old Hundred Road with Augusta Road, and running thence S. 74-37 E. 306.5 feet to an iron pin; thence N. 22-10 E. 327 feet to a point in the center of a County road leading to Fork Shoals; thence with the center of said County Road N. 64-35W. 190 feet to a point in the center of said County Road; thence continuing with said County Road N. 75-45 W. 115 feet to a point in the center of said County Road; thence continuing with the center of said County Road N. 86-05 W. 161.4 feet to a point in center of Old Hundred Road; thence with the center of Old Hundred Road S. 50-55 W. 94.5 feet to a point in the center of said road, where the same intersects Augusta Road; thence with Eastern side of Augusta Road S. 17-05 E. 185.8 feet to an iron pin; thence continuing with the Eastern side of Augusta Road S. 22-55 E. 113.5 feet to a stake on the said Eastern side of Augusta Road, the point of beginning and containing 3.38 acres, more or less, however, 0.37 acres conveyed by Ellis King to J. B. King by deed recorded in Deed Book 735, at Page 233, being almost triangular in shape and located in the Northwestern corner of the above mentioned and described tract.

ALSO, all of that parcel or lot of land designated as Tract No. 4 on a plat of H. P. Jordan Estate as hereinabove described, of record in the R. M. C. Office for Greenville County in Plat Book V, at Page 31, and lying on the South side of

(Cont'd on Back Page)
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.