

GREENVILLE, S. C.

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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: I, CECIL CAMPELL SWITZER,

(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 Eighteen Thousand Four Hundred

Eighty-Nine and 24/100 * * * * * DOLLARS (\$18,489.24).
due and payable in eighty-four (84) consecutive monthly installments of \$220.11, each,
to be applied first to interest and then to principal, the first installment due
and payable September 1, 1971 and continuing each and every month until paid in full

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, in Oaklawn Township, being three (3) lots, parcels or tracts lying and being on the westernly side of Augusta Road (U. S. Highway No. 25), near Ware Place, approximately 18 miles from Greenville County Courthouse, and described in the aggregate as follows, to wit:

Beginning at a point in the center of Augusta Road at the joint line now or formerly of J. F. Stoddard and running thence S. 76-30 W. 1,297.5 feet to an iron pin; thence N. 39-30 W. 145 feet to an iron pin; thence N. 76-30 E. 1,297.5 feet to a point in approximately the center of said Augusta Road; thence with approximately the center of said Road S. 39-30 E. 145 feet to the point of beginning, containing 4.11 acres, more or less; being the same three lots conveyed to the Mortgagor by the three deeds of T. I. Campbell recorded in Deed Book 318, at Page 111, and in Deed Book 881, at Pages 579 and 590.

Also all my right, title and interest in and to those certain mobile homes, 1 1970 Monaco 12 x 45 Serial No. 4796 and a 1971 Sovereign 12 x 44 Serial No. 10220, which are located on said property.

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.