

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1221 PAGE 463

FEB 7 2 06 PM '72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Gordon D. Adkins and Patricia B. Adkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, its Successors and assigns

(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 One Thousand, Six Hundred Eighty-Five and 34/100 Dollars (\$ 1,685.34) due and payable

Ninety Three and 63/100 (\$93.63) Dollars on March 1, 1972 and a like amount on the 1st day of each month thereafter for a total of eighteen (18) payments, with right of anticipation

after maturity

with interest ~~thereon~~ at the rate of Eight 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 the Town of Fountain Inn, in Belmont Estates, being known and designated as Lot No. 39, in accordance with Plat recorded in Plat Book WWW, Page 16, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Southern side of Belmont Drive, joint front corner with Lot No. 40, and running thence N. 62-0 W., 100 ft. to an iron pin; thence S. 28-0 W., 200 ft. to an iron pin; thence S. 62-0 E., 100 ft. to an iron pin; thence N. 28-0 E., 200 ft. to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Sara A. Patton and Melvin K. Younts, to be recorded of even date herewith.

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