

GREENVILLE CO. S. C.

BOOK 1249 PAGE 367

STATE OF SOUTH CAROLINA SEP 15 4 33 PM '72

COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIE H. & DOROTHY S. SULLIVAN, JR. and JOHN & ANNIE H. WILLIAMS, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto
THE SOUTHERN BANK AND TRUST COMPANY, Fountain Inn, South Carolina

(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 THREE HUNDRED THIRTY NINE AND 52/100 Dollars (\$14,339.52) due and payable in thirty-six (36) monthly installments of Three Hundred Ninety Eight and 32/100 Dollars (\$398.32) commencing on the First (1st) day of November, 1972, and on the same date of each successive month thereafter until paid in full,

with interest thereon from date at the rate of 11.95 per centum per annum, to be paid:

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 Fairview Township, on Martin's Creek of Reedy River, about twenty-three miles from the City of Greenville, about five miles from Fork Shoals, about eight miles from Fountain Inn, and about twelve miles from Pelzer, near the road which runs from McKittrick's Bridge to Hillside Church, and about one-half mile from Hillside Church; Bounded on the north by lands to be sold to W. Marvin Tollison, on the east by Martin's Creek, on the south by lands of W. P. Nesbitt, and on the west by lands of James Woods, and having the following metes and bounds, according to a survey made by Walter Nash, about the month of November, 1914, to-wit:

BEGINNING at a stone on Walter Woods' corner; thence N. 6 degrees E. 8.38 chains to a stone (Marvin Tollison's corner); thence N. 77-1/2 degrees E. 11.25 chs. to a stone; thence S. 19-1/2 degrees E. 2.50 chs. to a stone; thence S. 68 degrees E. 14.25 chs. to Martin's Creek; thence down meanderings of said creek 10.70 chs.; thence from stone on east bank of Creek, S. 70-1/2 degrees W. 15.90 chs. to a stone on old road; thence N. 6 degrees W. 5.60 chs. to stone; thence N. 19-1/2 degrees W. 7.70 chs. to a stone; thence N. 89 degrees W. 7.71 chs. to the beginning corner; containing thirty-six and 10/100 (36.10 acres, more or less. Being the same property conveyed to J. Bordie Tollison by deed of W. P. Nesbitt dated February 3, 1915 and recorded in the Office of the R.M.C. for Greenville County in Deed Book 38, at page 370.

ALSO: A certain lot of land situated in State and County above mentioned and located in the southern portion of Fairview Township and bounded by the lands of Martin Woods, J. B. Tollison and J. F. Adair and being the same land conveyed to L. E. Cox by deed from the said J. B. Tollison on the 19th day of September, 1917 and was conveyed to J. B. Tollison from J. W. Woods by deed dated on the 6th day of December, 1916, and was recorded in Greenville County Deed Book No. 46, P. 393, (This lot of land being the greater portion of the Woods transfer) and estimated to contain 25 acres, more or less. Being the same property conveyed to J. Bordie Tollison by deed of L. E. Cox dated January 1, 1922 and recorded in the R.M.C. Office for Greenville County in Deed Book 109, at page 321.

J. B. Tollison died intestate in 1944, leaving as his sole heirs at law his widow, Ellen Peden Tollison, and his two daughters, Kathleen T. Ayers and Elizabeth T. Terry. These heirs have this same day conveyed said land to the above-named mortgagors in a transaction given rise to this mortgage.

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.