STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1307 PAGE 451

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Benny Lee and Edith J. Rector

(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 Five Thousand, Twenty-Eight and 84/100------ Dollars ($5,028.84) due and payable

in thirty-six (36) monthly installments of One Hundred Thirty-Nine and 69/100 ($139.69(Dollars, beginning on the 15th day of May, 1974, & continuing on the like date of each month thereafter until paid in full, xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

with interest thereon from maturity at the rate of Eight per centum per annum, to be paid: on demand

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, Hillside Community, lying on the Western side of the Hillside Church Road and shown as 9.5 Acres on a Plat prepared for Walter Thompson by J. L. Montgomery, dated March 29, 1974, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 5B, Page 92, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of the Hillside Church Road, joint corner of property now or formerly of Smith and a 29.0 Acre tract of the said Walter L. Thompson, and running thence with the center of said Road, S. 15-13 E., 814.5 ft. to a point; thence S. 77-45 W., 649.53 ft. to a stone; thence along property, now or formerly, of Woods, N. 6-15 E., 929.28 ft. to a stone; thence due East, 396.66 ft. to the center of Hillside Church at the point of beginning.

This is the same property conveyed to the mortgagor by deed of Walter L. Thompson, to be recorded of even date herewith.

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.

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