

MORTGAGE OF REAL ESTATE

FILED GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

SEP 4 4 50 PM '74 MORTGAGE OF REAL ESTATE

BOOK 1321 PAGE 647

NOTE TO ALL WHOM THESE PRESENTS MAY CONCERN  
R.M.C.

WHEREAS, WE, C. J. MOODY and JEAN D. MOODY,

(hereinafter referred to as 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  
TWELVE THOUSAND FOUR HUNDRED SEVENTY-FIVE & 68/100 Dollars (\$ 12,475.68 ) due and payable

In accordance with the terms of the note of even date herewith.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ 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, being shown and designated on a plat of the property of W. D. Black, prepared by Jones Engineering Service, dated August 15, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 51, at Page 14, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Circle Road at the joint front corner of Lots owned by W. D. Black and C.R. Carter and running thence along the common line S. 14-11 W. 294.8 feet to an iron pin; thence continuing along said line S. 14-11 W. 260.2 feet to an iron pin; thence running S. 14-11 W. 20 additional feet, more or less to center of branch; thence following the meanders of branch, the branch being the property line, the traverse line of which is S. 45-00 W. 405 feet, more or less, to an iron pin; thence following the meanders of branch, the branch being the property line, the traverse line of which is S. 50-11 W. 116 feet to an iron pin; thence N. 10-17 E. 467.2 feet to an iron pin; thence S. 72-00 E. 75.2 feet to an iron pin; thence N. 10-17 E. 282 feet to an iron pin; thence N. 14-30 E. 298.8 feet to an iron pin; thence along Circle Road S. 72-00 E. 233 feet to the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 convey 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 who may ever lawfully claiming the same or any part thereof.

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