

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

DONNE S. STANFORD  
R.H.L.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles T. Kimbo, Jr.

hereinafter referred to as Mortgagor) is well and truly indebted unto  
Southern Bank and Trust Company, Piedmont, S. C.

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 to the sum of

Seven thousand two hundred and no/100----- Dollars (\$ 7, 200. 00) due and payable

in monthly installments of \$115.00 to be applied first to interest and balance to principal, with the first payment due Sept. 15, 1975 with a like amount due on the 15th day of each month there after until entire amount is paid in full.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 9 \_\_\_\_\_ per centum per annum, to be paid \_\_\_\_\_ monthly

WHEREAS, the Mortgagee 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 a further 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 \_\_\_\_\_

ALL that piece, parcel or lot of land with all improvements thereon in Gantt Township, Greenville County, State of South Carolina, on the Grove Road, known and designated as Lot No. Twelve ( 12 ) in a subdivision known as Grove Hills as shown on a plat of the same made by Pickell & Pickell, Engineers, in April 1946 and recorded in the RMC Office for said County and State in Plat Book P . at page 37 . said lot having a frontage of 75 feet on the Grove Road, for a more particular description of said lot reference to said plat is hereby made.

The above conveyance is made subject to any and all existing and recorded easements, rights-of-way and restrictions affecting said property .

This is the same property conveyed to Charles T. Kimbo, Jr. by deed of Louise Kimbo, deed dated July 31, 1975, recorded in the Office of RMC for Greenville County.

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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 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 Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or convey in trust, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee 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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