

FILED  
GREENVILLE CO. S. C.

BOOK 1371 PAGE 924

STATE OF SOUTH CAROLINA JUL 2 11 39 AM '76  
COUNTY OF GREENVILLE  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I. Lee A. Hall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, a corporation,

(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 Eight Hundred Seven and 40/100 Dollars (\$ 5,807.40 ) due and payable in sixty (60) equal monthly installments of Ninety-Six Dollars and Seventy-Nine Cents (\$96.79) each, commencing on the 8th day of August, 1976 and on the 8th day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: after maturity

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, situate on the Northeast side of of a county road now known as Layton Drive, and having according a plat of the Property of Franklin Glazener dated September 7th, 1977, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Layton Drive and running thence N. 7 E. 110 feet to a pin; thence continuing N. 12-50 W. 129.7 feet to an iron pin; thence S. 58-10 W. 223 feet to a pin in the center of Layton Drive; thence with the center of said Drive, S. 53-33 E. 138.2 feet to a pin in bend; thence continuing S. 65-43 E. 100.7 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed from Franklin A. Glazener and Edna Glazener, which deed is recorded in the R.M.C. Office for Greenville County in Deed Book 829, at Page 29, and by deed from Pauline Hall, which deed is recorded in the R.M.C. Office for Greenville County in Deed Book 1039, at Page 77.



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.

924

4328 RV-2J