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GREENVILLE, CO. S. C.

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BOOK 1372 PAGE 727

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, I, AILEEN C. GREENE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & 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

EIGHTEEN THOUSAND AND NO/100 ----- Dollars (\$ 18,000.00 ) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from date at the rate of nine per centum per annum, to be paid: semi-annually

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 the City of Greenville, on Lavinia Avenue, being a portion of the Rowley Place and having the following metes and bounds, to-wit:

BEGINNING at an iron stake, northeast corner of Lavinia Avenue and a ten (10) foot alley, and running thence in an easterly direction along said alley, One Hundred and Forty-five (145) feet to a stake; thence in a northerly direction to a stake on a Ten-foot alley; thence along said alley, Forty-three (43) feet to an iron pin, joint corner of Lots Numbers Twenty-Five and Twenty-four (nos. 25 and 24); thence in a southeasterly direction along joint line of said Lots Nos. 25 and 24, One Hundred and Fifty-five (155) feet to an iron pin on Lavinia Avenue; thence S. 21-45 E. along said Lavinia Avenue, Fifty-five (55) feet to an iron pin, the beginning corner; same being known as Lot Number Twenty-four (24), survey by W. A. Adams, January 1910, and being the same property conveyed to me by estate of John H. Williams by deed dated July 14, 1976 as recorded in the R.M.C. Office for Greenville County.

This being the same property shown in the estate of John H. Williams, deceased, in Apartment 623, File 1, Greenville County Probate Court, Greenville, South Carolina, and being further the same property as shown in Deed Book 328, at Page 328, in the R.M.C. Office for Greenville County, South Carolina.



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 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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