

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 26 1 29 PM '83
DONNIE S. TANKERSLEY
R.M.C.

POD: 1592 PAGE 900

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Marian A. Hart

(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 Fourteen Thousand and No/100

Dollars (\$ 14,000.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~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:~~

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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, the Mortgagee's heirs, 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 Paris Mountain Township, on the southern side of Addis Street, containing one and 02/100 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Addis Street at Paul D. Addis' line and running thence along the right-of-way of Addis Street, N.65-30 E. 292 feet to an iron pin; thence S.14-30 E. 125 feet to an iron pin; thence S.33-40 W. 267.8 feet to an iron pin at the corner of Paul D. Addis' lot by branch; thence N.35-00 W. 217.5 feet to the beginning corner.

ALSO another piece, parcel or strip of land lying on Addis Street adjacent to this lot containing 11/100 acre, being part of the right-of-way for a Greenville County road to which Greenville County holds for road purposes only by easement.

THIS is the same property as that conveyed to Billy Edwin Hart and Marian A. Hart by deed from Mauldin Construction Company recorded in the RMC Office for Greenville County in Deed Book 689 at Page 217 on December 28, 1961. Billy Edwin Hart conveyed his one-half interest to Marian A. Hart by deed recorded in said RMC Office in Deed Book 1144 at Page 488 on March 17, 1981.

THIS is a second mortgage subject to that certain first mortgage to First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 78 at Page 7 on December 28, 1961 in the original amount of \$14,000.00.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690.

STATE OF SOUTH CAROLINA
RECORDING DIVISION
DOCUMENTARY STAMP
JAN 26 1983
PP 1218

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 is 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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