

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

1967 AUG 18 3 50 PM

MORTGAGE OF REAL ESTATE

BOOK 1067 PAGE 85

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Kathryn H. Tewell

(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, in the sum of Twelve hundred and no/100-----
Dollars (\$ 1,200.00) due and payable

in twelve monthly payments of \$100.00 each,*the first payment beginning on October 2, 1967 and payments continuing monthly thereafter until paid in full.

with interest thereon from date at the rate of six per centum per annum, to be paid: in advance

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

All that piece, parcel, or lot of land in Greenville County, State of South Carolina, situated just below the town of Piedmont, South Carolina, being known and designated as Lots Nos. 71 and 72 of a subdivision known as Monticello Estates, as shown by a Plat thereof, by Woodward Engineering Company, dated March 1956, and recorded in the R. M. C. Office for Greenville County, in Plat Book EE, at Page 169, and having according to said plat the following description, to wit:

BEGINNING on North Monticello Road at an iron pin joint front corners of lots 72 and 73 and running thence 166.46 feet along the line of said Road toward the Saluda River to an iron pin at joint front corners of lots 70 and 71; running thence 200 feet along the side line of lot 70 to an iron pin at joint rear corners of lots 70 and 71; running thence 166.46 feet along the rear line of lots 71 and 72 to an iron pin at joint rear corners of lots 72 and 73; running thence 200 feet along the side line of lot 73 to the iron pin at joint front corners of lots 72 and 73 on North Monticello Road, the point of beginning.

According to the Plat on record, lot 71 and 72 are each sized 83.23 feet wide and 200 feet deep.

No residence to cost less than five thousand (\$5,000.00) Dollars shall be erected on any lot; no residence shall be erected on lots nearer than forty (40) feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks.

This conveyance is sold subject to all easements and rights of way of record.

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.