

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAR 25 10 02 AM 1968

BOOK 1087 PAGE 365

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

WHEREAS, I, BESSIE W. CULBERTSON

(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 Two Thousand Nine Hundred Eighty-nine and 80/100----

----- Dollars (\$ 2,989.80) due and payable in sixty (60) monthly installments in the sum of \$49.83 each, commencing on April 8, 1968, and continuing thereafter on the 8th day of each and every month until the entire sum of \$2,989.80 has been paid in full, each monthly payment to include both principal and interest due hereunder,

maturity with interest thereon from ~~date~~ at the rate of 6 per centum per annum, to be paid: at 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 lot of land with improvements lying on the Western side of Bennett Street at Brandon Mill in Greenville County, South Carolina, being shown and designated as Lot No. 76 on a Plat of Section No. 1 of a Subdivision of Abney Mills, Brandon Plant, dated February, 1959, made by Dalton & Neves, Engineers, and recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 57, said lot measuring 72 feet on Bennett Street and running back in parallel lines for a depth of 110 feet.

The above described property is also known as No. 7 Bennett Street, Greenville, S. C., and is the same conveyed to Bessie W. Culbertson by deed of Abney Mills recorded in the RMC Office for Greenville County, S. C., in Deed Book 627, page 216.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 67 PAGE 742

2nd
1:24 p 131