

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1225 PAGE 35

FILED
GREENVILLE, S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 9 3 38 PM '72

WHEREAS,

HORACE BUTLER
ALLIE FARNSWORTH
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST

(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 One Thousand, Eight Hundred Fifteen and 60/100--

Dollars (\$ 1,815.60) due and payable in thirty (30) equal monthly installments of \$60.52 each the first such payment to be made on March 15, 1972 and like payments continuing on the 15th day of each month thereafter until paid in full. The foregoing amount includes interest to maturity,

after maturity with interest thereon at the rate of eight per centum ~~per annum~~.

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 those two certain lots of land on and near Alice Avenue in the County of Greenville, State of South Carolina, shown on the Greenville County Tax Maps as Lots 20 and 20.3 of Block 2, on Sheet 233, and being more fully described as follows:~~

ALL those two certain lots of land on and near Alice Avenue in the County of Greenville, State of South Carolina, shown on the Greenville County Tax Maps as Lots 20 and 20.3 of Block 2, on Sheet 233, and being more fully described as follows:

(1) Lot 20.3, Block 2, Sheet 233. All that parcel of land in Greenville County, South Carolina, shown as parcel No. 2 on a plat dated April 29, 1961, made by Pickell and Pickell, Engineers and having according to said plat, the following metes and bounds: BEGINNING at an iron pin on the western side of Alice Avenue at the corner of parcel No. 1 and running thence with the western side of Alice Avenue S. 13-30 E. 99 feet to an iron pin; thence S. 76-30 W. 144 feet to an iron pin; thence N. 13-30 W. 99 feet to an iron pin; thence N. 76-30 E. 144 feet to the point of beginning.

(2) Lot 20, Block 2, Sheet 233. All that parcel of land in Greenville County, South Carolina, lying to the rear of the parcel described first above, and being a portion of the property conveyed to Horace Butler by deed of Donald Kenneth Odom, individually and as executor of the Estate of Elma M. Odom, deceased, recorded on even date herewith and being more fully described on said deed as parcel (2).

Together with all and singular rights, members, hereditaments, 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.