

FILED
MORTGAGE OF REAL ESTATE GREENVILLE, S.C. 1975, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA } JUL 18 9 00 AM '74
COUNTY OF GREENVILLE } EONNIE S. TANKERSLEY
R.H.C. TO ALL WHOM THESE PRESENTS MAY COME
MORTGAGE OF REAL ESTATE BOOK 1316 PAGE 761

WHEREAS, Kenneth C. Giles and Christine B. Giles

(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 Six Thousand and No/100-----
----- Dollars (\$ 6,000.00) due and payable

on or before March 31, 1975

with interest thereon from date at the rate of eight 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 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, on the northern side of Ferncreek Court and being known and designated as Lot No. 18 on a plat entitled "Revision of Lots 17, 18 and 20" recorded in the RMC Office for Greenville County in Plat Book SS at Page 99, and being further shown as the Property of Kenneth C. Giles and Christine B. Giles on plat dated February 21, 1967, recorded in the RMC Office for Greenville County in Plat Book QQQ at Page 57, and having, according to said plats, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Ferncreek Court at the joint front corner of Lots 18 and 18A and running thence with the line of Lot 18A, N.04-59 W. 97.5 feet to the pin; thence N.48-43 E. 100.7 feet to a pin; thence 63 east 35 feet to a pin; thence N.82-19 E. 50 feet; thence S.00-37 E. 158.5 feet to a pin on Ferncreek Court; thence with the northwestern side of Ferncreek Court, N.88-42 W. 149.4 feet to the point of beginning.



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 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully entitled 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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