

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
13 2 05 PM '74  
CONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1319 PAGE 647

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. M. Jamison

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank & Trust Company, Fountain Inn, South Carolina,

(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 Three Hundred Fifty Three & 78/100-- Dollars (\$ 1,353.78-- ) due and payable

in eighteen (18) equal monthly installments of Seventy five and 21/100 (\$75.21) Dollars per month commencing on September 8, 1974, and payable on the same day of each successive month thereafter until paid in full, with payments to be applied first to interest and balance to principal

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid: monthly.

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, and being shown on a Plat of Property of Mary E. Leake, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-K, at Page 161-A, shown as Lot 34, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the Northwestern edge of Leake Drive, joint front corner of Lots 34 and 35 and running thence S. 25-13 W., 150 ft. to an iron pin, joint rear corner of Lots 34 and 35; thence N. 64-47 W., 110 ft. to an iron pin; thence N. 24-13 E., 175.2 ft. to an iron pin; thence following the Northwestern edge of a cul-de-sac, the traverse of which is S. 19-47 E., 70.7 feet to an iron pin; thence N. 85-13 E., 50 ft. to an iron pin; thence S. 64-47 E., 19.76 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Mary Alice Leake Rumfelt and A. E. Green, Co-Executors of the Estate of Mary E. Leake to be recorded of even date herewith.



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.

0647

4328 RV-2