

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

223 4 26 1974
S. TANNERLEY
R.M.C.

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

WHEREAS, I, Agnes K. Nichols

(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

Thirteen thousand five hundred sixty and no/100----- Dollars (\$ 13,560.00) due and payable in sixty (60) monthly installments of \$126.00 each, the first of these due and payable on October 8, 1974 with a like amount due on the 8th of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 12.70 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:

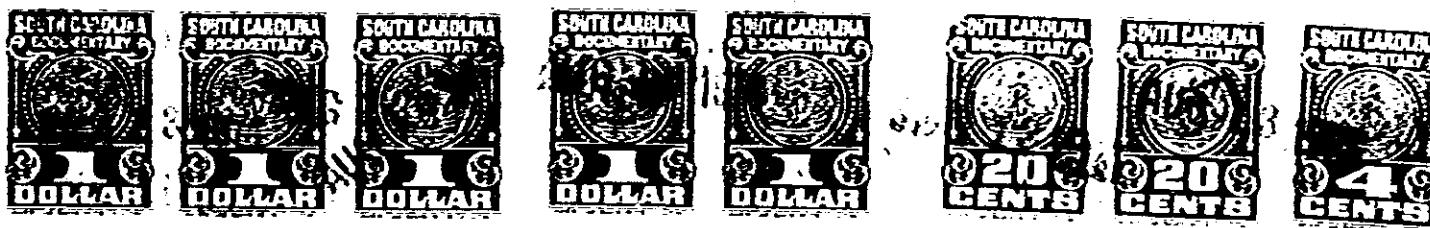
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, on the western side of U. S. Highway 29 in the Town of Piedmont, being shown as Lot 58 on a plat of Section 4 of Piedmont Manufacturing Company recorded in Plat Book Y at page 8 and described as follows :

BEGINNING at a stake on the Western side of U. S. Highway 29 at the corner of the right of way from the railroad siding and running thence with the western side of said highway, N. 5-35 E. 157 feet to a stake at the corner of Lot 59 ; thence with the lines of Lots 59 and 57, S. 73-46 W. 182.5 feet to a stake in the line of Lot 55 ; thence with the line of said lot, S. 19 - 35 E. 142.3 feet to a stake on the railroad siding ; thence with the right of way of said siding N. 75-44 E. 116 feet to the beginning corner.

This is the same property conveyed to Agnes K. Nichols by deed of Mary D. Humphries, dated June 2, 1965, recorded in the Office of Register of Mesne Conveyance, in Book 775 of Deeds, page 57 .



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 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.

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