

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 23 12 27 PM '75
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1349 PAGE 771

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, WILLIAM F. SHERMAN, JR. and DORA B. SHERMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto The First Piedmont 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 Thirty Thousand and no/100

Dollars (\$ 30,000.00) due and payable

in equal monthly installments of \$954.00 each on the 1st day of each and every calendar month, commencing November 1, 1975, with payments applied first to interest, balance to principal and with the entire balance due three years from date.

with interest thereon from date at the rate of Nine(9%)er 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:

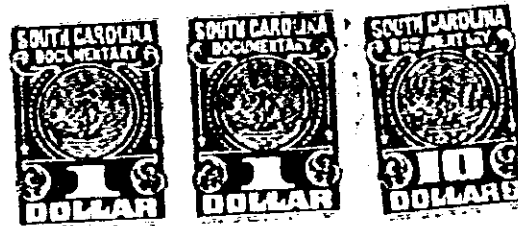
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, shown and designated as Lot # 108 of Section 2, Chanticleer as shown on plat thereof by R. K. Campbell, dated August 30th, 1965, recorded in the RMC Office for Greenville County at Plat Book JJJ at Page 71, said lot being on the South side of Bartram Cove, reference to said plat being expressly craved.

ALSO: That strip of land from the rear part of Lot 127 which strip is shown on Plat prepared by Webb Survey and Mapping Company dated July 11, 1974 recorded in Plat Book 5G at Page 143 RMC Office for Greenville County, S. C.

LESS HOWEVER: That certain strip heretofore conveyed to John J. Sakas, et al by Marian L. Harris, Genevieve L. Sakas and the South Carolina National Bank as Executor and Trustee of the Estate of Gertrude P. Leake which deed is recorded in Deed Book 1004 at Page 131, said RMC Office.

512.00



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.

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