

FILED
GREENVILLE CO. S. C.

1975 149

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DE 1 8 37
W. S. STANLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **AULBURN LEE CHILDS AND BRENDA S. CHILDS**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **BANK OF TRAVELERS REST**

(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 **Seven Thousand and No/100**

Dollars (\$ 7,000.00) due and payable

\$88.68 per month commencing November 1, 1975, and \$88.68 on the 1st day of each and every month thereafter until paid in full.

with interest thereon from **date hereof** at the rate of **Nine (9%)** 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**, on the **Northern side of a hard surface road, shown as Lot No. 40 on plat entitled "Property of I. M. Philpot" dated December 6 & 7, 1949, prepared by M. L. Dunahoe, Surveyor, Winder, Georgia, recorded in the RMC Office for Greenville County, in Plat Book T at Page 427, on May 21, 1952 and being shown and described as follows:**

BEGINNING at an iron pin on the North side of a hard surface road at the joint corner of Lots 15 and 40; thence N. 7-00 E. 189 feet to an iron pin; thence S. 83-30 E. 141.5 feet to an iron pin; thence S. 7-00 W. 189 feet to an iron pin on the North side of a hard surface road; thence with the hard surface road, N. 83-30 W. 141.5 feet to an iron pin the point of beginning.

Note and mortgage due and payable in full at any change of ownership.



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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