

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

APR 5 10 20 1952

1381-651

BONNIE S. BANKERSLEY MORTGAGE OF REAL ESTATE

R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Fanny V. Theodore,

(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 Fifty Thousand and no/100

Dollars \$ 50,000.00, due and payable

Six (6) months from date, Mortgagor reserves rights of anticipation without penalty

with interest thereon from date at the rate of 9 per centum per annum, to be paid: annually

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 Northwest side of Lakecrest Drive in the City of Greenville, and being known and designated as the major portion of Lot 26, Section 1, on plat of Stone Lake Heights, Section 1, made by Piedmont Engineering Service dated June 1952, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "BB", at Page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Lakecrest Drive at the joint front corner of Lots 25 and 26, Section I, and running thence along the line of Lot 26, N. 72-35 W. 169.5 feet to an iron pin on the southeast side of Chick Springs Road; thence along the Southeast side of Chicks Springs Road, N. 34-10 E. 137 feet to an iron pin at the joint rear corner of Lots 26 and 27; thence running throught Lot 26 in a southeasterly direction 137 feet, more or less, to a point in the front line of Lot 26 (which point is S. 22-18 W. 5 feet from the joint front corner of Lots 26 and 27); thence along the northwest side of Lakecrest Drive, S. 22-18 W. 119 feet to the beginning corner.

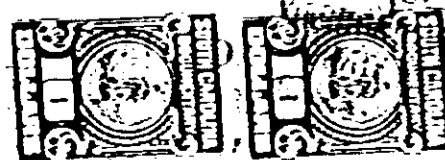
ALSO: ALL that certain triangular strip of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the westerly side of Lakecrest Drive, being the northernmost part of Lot 26, Section I, as shown on plat of Stone Lake Heights, Section 1, made by Piedmont Engineering Service, dated June, 1952, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "BB" at Page 133, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Lakecrest Drive at the joint front corner of Lots Nos. 26 and 27; thence with the joint line of said lots, N. 67-42 W. 137.0 feet to an iron pin at the joint rear corner of said lots on Chick Springs Road; thence running through Lot 26 in a southeasterly direction 137.0 feet, more or less, to a point in the front line of Lot 26 (which point is S. 22-18 W. 5.0 feet from the joint front corner of Lots 26 and 27) thence along the westerly side of Lakecrest Drive, N. 22-18 E. 5.0 feet to the point of beginning.

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.



0651

4328 RV-2