

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

JUL 30 8 38 AM '76  
DONNIE S. TANKERSLEY  
R.H.C.

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

WHEREAS, We, C. H. Allen, Jr. and Nina Beth Allen

(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

Four thousand fifteen and 20/100----- Dollars (\$ 4,015.20 ) due and payable  
in forty two monthly installments of \$95.60 each, the first of these due on September 8, 1976,  
with a like amount due on the 8th day of each calendar month thereafter until entire amount  
of debt is paid in full.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 12.75 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 lying in the forks of a surface - treated road known as Greenville - Pelzer Road ( also known as Highway 52 ) and another road known as Pelzer Road ( also known as Old Pelzer Road ) and having the following metes and bounds :

BEGINNING at an iron pin in the center line of Greenville - Pelzer Road ( Highway No. 52 ) at a point where the center line of said road intersects with the chord of the fork with Pelzer Road and running thence with Greenville - Pelzer Road ( Highway No. 52 ) , South 4-0 E. 540 feet , more or less ; thence in a westerly direction and following a fence 245 feet , more or less, to a point in the center of Pelzer Road ; thence with the center of Pelzer Road , N. 18 1/2 E. 540 feet , more or less, to a point where the center line of Pelzer Road intersects with the chord of the fork with Greenville - Pelzer Road ( Highway 52 ) ; thence with said fork, the chord of which is S. 82 3/4 E. 35.64 feet to beginning corner .

This is the same property conveyed to C. H. Allen, Jr. and Nina Beth Allen by deed of C. H. Allen dated October 14, 1971 , recorded in the Office of RMC for Greenville County in Book 928 of Deeds , Page 172 .



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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