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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, JAMES E. ELROD AND ELIZABETH ELROD

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK
OF GREENVILLE, 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 FOURTEEN THOUSAND SEVEN HUNDRED THIRTY-THREE and
NO/100-----Dollars (\$ 14,733.00) due and payable

in sixty (60) equal monthly installments of \$245.55 due and payable on November 25, 1976 and a like amount on the 25th day of each month thereafter until paid in full.

with interest thereon from maturity at the rate of seven (7) 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, lying and being on the south side of McMakin Drive near the City of Greenville, South Carolina, being shown as Lots Nos. 20 and 21 on Plat of Dukeland Park made by Dalton and Neves in June 1940 and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "J" at pages 220 and 221, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of McMakin Drive joint corner of lots nos. 19 and 20 and thence along McMakin Drive S. 81-32 E. 100 feet to an iron pin joint corner of lots nos. 21 and 22; thence along the joint lines of lots nos. 21 and 22 S. 8-28 W. 278.1 feet to an iron pin; thence S. 83-18 W. 103.6 feet to an iron pin joint rear corners of lots nos. 19 and 20; thence along the joint lines of lots nos. 19 and 20 N. 8-28 E. 305 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed dated June 16, 1949 and recorded in the R.M.C. Office for Greenville County in Deed Book 384 at page 227.

SOUTH CAROLINA NATIONAL BANK
P.O. Box 969
Greenville, South Carolina 29602



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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