

Box 189, Piedmont, SC

FILED
GREENVILLE CO. S. C.

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BOOK 1392 PAGE 809

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JOHN S. WATKINS MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, WILLIE HARPER, JR.,

hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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

four thousand one hundred ninety - seven and 60/100 ----- Dollars \$ 4,197.60 due and payable in sixty - six (66) monthly installments of \$63.60 each , the first of these due on April 15, 1977 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

With interest thereon from _____ date _____ at the rate of 12.40 per centum per annum, to be paid: in advance

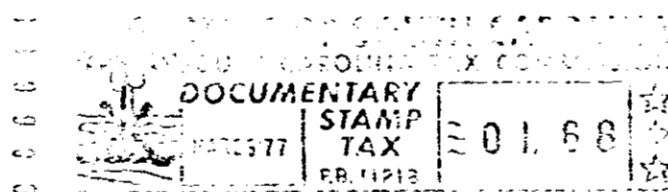
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Greenville, in Grove Township, containing 1.1 acre, more or less, according to a plat made by W. F. Adkins, Surveyor, September 6, 1939, and more particularly described as follows:

BEGINNING at a stake at corner common to lands of Eva Brown and Arthur Willians line, N. 82.15 E. 156 feet to a stone (original corner of the Payne estate); thence S. 44 E. 122 feet to a stake on Payne's line; thence with Payne's line 50 E. 139 feet; thence N. 30-15 W. 193 feet to a stone and S. 72 W. 238 feet to an iron pin in Eva Brown's line; thence S. 12-30 W. 119 feet to the beginning corner.

This being the same property inherited by Willie Harper, Jr. from Sallie Harper and Willie Harper, Sr. as shown by the records of the Probate Court in Apt. 846, File 3 and also by deed of Eliza Seawright Jackson to Willie Harper, Jr. which is recorded simultaneously with this mortgage.



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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