MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.,

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE | 24 20110

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MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Buford Allen and Louise Allen

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

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according to the terms thereof said note being incorporated herein by reference.

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 included to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, being and being in the State of South Carolina, County of Greenville, being known and designated as Property of Buford Allen on a Plat of Property of John Cantrell dated October 17, 1969, and revised on October 11, 1972, by Carolina Engineering and Surveying Company, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of a County Road and being bounded on the west by lands of John Cantrell; thence with the Cantrell line, N. 0-25 E. 1163.9 feet to an iron pin; thence with the property of W. B. Goodwin, N. 32-15 E. 220 feet to an iron pin, joint rear corner of property to be conveyed 10/17/72 to Jeter R. and Brenda Ballew; thence with the said line S. 5-26 E. 1153 feet to an iron pin on the northern side of a County Road; thence with said County Road S. 49-18 W. 310 feet to the beginning corner."

This is the same property conveyed to the Mortgagor by deed dated October 17, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Book 958 at page 205.

The Mortgagee's mailing address if P. O. Box 544, Travelers Rest, South Carolina 29690.

Together with all and singular rights, members, hereditiments, 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 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 premoes unto the Mortgagoe, 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 lens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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