

1974 JUN 13 10 56 AM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1310 PAGE 171

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Ora Bell Dickson and Melvena Scott

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

(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

Five Hundred Forty-Six and 60/100- - - - - Dollars (\$ 546.60) due and payable in Twelve (12) equal monthly installments of Forty-Five Dollars and Fifty-Five (\$45.55) Cents each, commencing on the 15th day of June, 1974 and on the 15th day of each and every month thereafter until paid in full

with interest thereon from date at the rate of 8% per centum per annum, to be paid: after maturity

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:

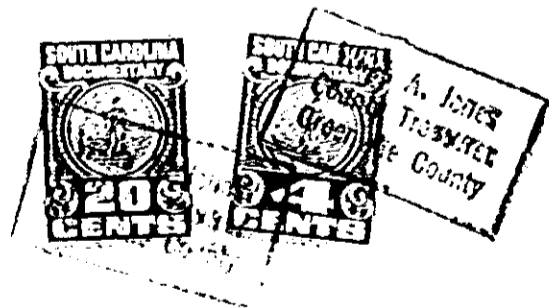
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, part of the lot conveyed to B. E. Waldrop by Bessie Edens in 1924, by deed recorded in the Office of the R.M.C. for Greenville County, South Carolina in Deed Book 92, at Page 281.

(1) Lot 11 on Plat of R. E. Dalton, Engineer, February, 1924, with metes and bounds, as follows:

BEGINNING at an iron pin at the joint corner of Lots 10 and 11 on Alice Avenue; thence S. 13-16 E. 50 feet to an iron pin; thence N. 89-34 E. 135.1 feet to an iron pin; thence N. 31-41 W. 50 feet to an iron pin, corner of Lot No. 10; thence S. 89-37 W. 122.9 feet to an iron pin, the point of beginning.

(2) Small wedge shaped Lot 17.3 feet at the back known as Lot No. 12 on said plat to be recorded, lying next to and southeast of Lot No. 11.

This is the same property conveyed to the Mortgagors herein by deed form Ruth C. Aiken, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 748, at Page 737.



Together with all and singular rights, members, hereditaments, 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.

0071

4328 RV-2