

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 7 4 16 PM '61

MORTGAGE OF REAL ESTATE

JOHN E. S. TANK TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, I, Grace B. Styles also known as Emmie Grace Brown Styles

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND 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 Seven Thousand Four Hundred Twenty Eight and 48/100-----

----- Dollars (\$ 7428.48) due and payable

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

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 Bates Township, being known and designated as Lot No. 40, as shown on plat of property of Roy Styles, known as LeRoy Park, recorded in the RMC Office for Greenville County in Plat Book Y, Page 63 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Walnut Lane, joint corner of Lots Nos. 40 and 41, and running thence with the line of said lots S. 86-45 W. 180 feet to iron pin; thence N. 3-15 W. 100 feet to iron pin; thence N. 86-45 E. 180 feet to iron pin on the west side of Walnut Lane; thence S. 3-15 E. 100 feet to the point of beginning, and being the same lot conveyed to Russel H. Styles by deed recorded in Deed Book 559, page 363.

This being the same property conveyed unto the Mortgagor herein by deed from Russel H. Styles recorded August 15, 1961.

The address of the Mortgagee is Hwy. 25-N, Travelers Rest, S. C. 29690.



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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