

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 13 9 39 AM '67
S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SELDON E. POOLE

(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 Five Thousand Seventy Nine and No/100 -----

----- Dollars (\$ 5,079.00) due and payable

in accordance with terms of note of even date herewith

including
with interest thereon from date at the rate of seven 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, on the southerly side of McCarrell Road, containing 1.9 acres, more or less, and being known and designated as Lot No. 3 on plat entitled "Survey for E. A. Poole Estate" as recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book PPP, Page 135 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of McCarrell Road at the joint corner of Lots Nos. 3 and 4 and running thence with the common line of said lots S. 2-30 W., 443.8 feet to an iron pin, the joint rear corner of Lots Nos. 3 and 4; thence N. 88-40 W., 186 feet to an iron pin, the joint rear corner of Lots 2 and 3; thence with the common line of said lots N. 2-30 E., 446.3 feet to a point in the center of McCarrell Road; thence with the center of McCarrell Road S. 87-49 E., 186 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Dolla P. Baker, Avie P. Bishop, Ethel P. Allen, Tessie Mae Poole, Emma J. Poole, Grace P. Robertson, Hazel P. Bayne, Fannie P. Hawkins, and Lois Shockley dated July 27, 1967, recorded in the R.M.C. office for Greenville County on August 10, 1967 in Deed Book 825, Page 618.



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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