

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, We, P. BRADLEY MORRAH and P. BRADLEY MORRAH, JR.,

hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTHERN BANK AND TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

FOUR THOUSAND FIVE HUNDRED AND NO/100-----Dollars (\$ 4, 500. 00) due and payable

Due and payable \$73. 53 on the 20th day of each and every month hereafter, commencing July 20, 1964; payments applied first to interest, balance to principal, with the final payment due and owing June 20, 1967, with interest thereon from date at the rate of 5-1/2% 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 Mortgagee'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 signing 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, at the northeast intersection of Hellams Street and McBeth Street, in that section known as Monaghan Mill Village, and having, according to a survey and plat entitled "Property of Victor Monaghan Mills", prepared by Pickell & Pickell, Engineers, September 8, 1950, (which plat is recorded in the R. M. C. Office, Greenville County, South Carolina, in Plat Book "Z", at page 67) the following metes and bounds, to-wit:

BEGINNING at a point marked by a nail and cap at the intersection of the east side of Hellams Street with the north side of the sidewalk running along the north side of McBeth Street; and running thence along the east side of Hellams Street, N. 5-35 E. 116.2 feet to an iron pin; thence S. 89-51 E. 67.4 feet to an iron pin; thence S. 0-36 W. 136.5 feet to an iron pin on the north edge of the sidewalk running along the north side of McBeth Street; thence N. 89-24 W. 78 feet to point of beginning.

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.

paid in full and satisfied this 13th day of November 1964.

*Southern Bank and Trust Company
Greenville, South Carolina*

By: Wheeler M. Haskston

*Mita E. Skane
Witness*

By: Earl Swine

*Mr. Wade Scott, Jr.
Witness*

*Notary Public
Allie Farnsworth
12-15-64*