GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of FYLER & FYLER, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Louise Holland Cole

(hereinafter referred to as Mortgagor) is well and truly indebted unto The 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 One Thousand and no/100 Dollars ($1000.00) due and payable

in twelve (12) equal monthly installments of Eighty-six and 07/100($86.07) Dollars each, payments to apply first to interest, balance to principal. Mortgagor reserves the right of anticipating the entire amount or any balance thereof at any time without penalty,

with interest thereon from date at the rate of six(6%) per centum per annum, ~~to be paid~~ included

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:

those pieces, parcels or lots of land

"ALL ~~that 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, Greenville Township, on Sylvan Way and Deborah Lane near the Saluda River Lake, being shown and designated as Lots Nos. 9, 10 and 11, Block A, on a plat of Lakewood Subdivision, made by Thomas M. Welborn, Engineer, on June 12, 1950, revised May 2, 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "Y" at Pages 136 and 137, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Sylvan Way, joint front corner of Lots 8 and 9, and running thence along the line of Lot No. 8, S. 61-32 W. 382 feet to an iron pin on the northeasterly side of a proposed road; thence along said side of said proposed road, N. 30-20 E. 429.5 feet to an iron pin at the intersection of said proposed road with Deborah Lane; thence along the eastern side of Deborah Lane, 87.8 feet to an iron pin; thence continuing along said side of Deborah Lane, N. 88-02 E. 32 feet to an iron pin; thence along the line of Lot No. 12, S. 26-51 W. 149 feet to an iron pin; thence continuing along the line of Lot No. 12, N. 69-30 E. 140 feet to an iron pin on the southwesterly side of Sylvan Way; thence along said side of Sylvan Way, S. 23-46 W, 141 feet to an iron pin, the beginning corner.

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.