

DEC 3 2 19 PM 1962

OLLIE FARRINGTON
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 907 PAGE 159

WHEREAS, We, Clifton Spears and Mildred C. Spears,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Southern Bank and Trust Company of Greenville, South Carolina

(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, Seven Hundred, Twenty-five and 00/100 - - - -
-----Dollars (\$1,725.00) due and payable

One Hundred, Twenty (120) days from date

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: 120 days from date

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 southwesterly side of Timber Lane, being shown as Lots Nos. 30 and 31 on the plat of Hollyvale as recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book Y, at page 131, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Timber Lane at a point 246.3 feet west of the southwesterly corner of the intersection of Timber Lane and State Park Road, said pin being the joint front corner of Lots Nos. 29 and 30, and running thence along the southwesterly side of said Lane N. 44-10 W. 90 feet to an iron pin, joint front corner of Lots Nos 30 and 31; thence continuing along the southwesterly side of said Lane N. 33-05 W. 100 feet to an iron pin, joint corner with Lot No. 21; thence along the line with Lot No. 21 S. 57-05 W. 85.8 feet to an iron pin, joint corner with Lots Nos. 21 and 22 and 23; thence S. 16-46 E. 256 feet to an iron pin, common corner of Lots Nos. 25, 26, 29 and 30; thence along the common line of Lots Nos. 29 and 30 N. 36-54 E. 271 feet to the point of beginning.

This property is the same conveyed to the mortgagor herein by H. R. Stephenson on July 24, 1956 by deed recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 559, at page 230 and is subject to the protective covenants applicable to Hollyvale as recorded in Deed Book 440, at page 537 in the above R. M. C. Office.

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; if 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 12th day of Sept. 1963.

*Southern Bank and Trust Company
Greenville, South Carolina*

*By: S.T.H. Hunt
Senior Vice President*

*By: Earl Lewis
Assistant Cashier*

*Done this 12th day of Sept. 1963
Mildred C. Spears
Witness*

SATISFIED AND CANCELLED OF RECORD
12 DAY OF Sept 1963
Earl Lewis
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:50 O'CLOCK P. M. NO. 36066