

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 943 PAGE 471

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Harley G. Babb, Jr. (Also known as Harley G. Babb, Jr.)

(hereinafter referred to as Mortgagor) is well and truly indebted unto Citizens Bank

(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 Thirteen Thousand Seven Hundred Dollars (\$ 13,700.00) due and payable

One Year after date

with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually

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 and in the Town of Fountain Inn on the

East side of Hellams Street, and described according to a plat made by W. M. Nash, Surveyor and Engineer, on November 21, 1944, as follows: Known and designated as Lot No. 8 of the Kellett Brothers and John B. Holler property as shown by the above mentioned plat and beginning on an iron pin on Hellams Street, joint front corner with Lot No. 7 of said survey running along line of Lot No. 7 S. 46 E. 168 feet to an iron pin, back joint corner with Lot No. 7; thence N. 12 E. 322 feet to an iron pin on Hellams Street; thence along said Street S. 43 W. 273 feet to an iron pin, the point of beginning. Bounded by Lot No. 7 of said survey, Hellams Street and lands formerly belonging to Kellett and containing fifty-four one hundredths (.54) of one acre, more or less.

This being the identical lot of land conveyed to the mortgagor by deed of Paul E. Gault & Samuel L. Gault on September 26, 1947, said deed of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 335, Page 199.

This being the same lot of land upon which the mortgagor and family have resided since the purchase. The dwelling on said premises has just been renovated and modernized.

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.