

JAN 7 11 43 AM 1966

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

BOOK 1019 PAGE 103

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURT
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS E. JAMES and MILDRED JAMES

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(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 Seven Thousand and no/100 -----

Dollars (\$ 7000.00) due and payable

on or before thirty (30) days from 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, on the northern side of Sherman Lane, and having, according to a plat prepared by J. C. Hill August 23, 1965, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Sherman Lane at the joint corner of property now or formerly of Otis Davis and running thence with Sherman Lane, N. 49-15 E., 150 feet to a point; thence with the line of property now or formerly of Sherman N. 38 W., 146.6 feet to an iron pin in property now or formerly of Dreher; thence with the Dreher line S. 57-35 W., 94.2 feet to an iron pin; thence S. 5-05 E., 73.9 feet to an iron pin; thence S. 56-20 W., 14.4 feet to an iron pin; thence S. 38 E., 103.2 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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 18th day of April 1966.
Southern Bank and Trust Company
Greenville South Carolina*

*By: S. H. Hunt - S. V. Pres
Earl Lewis assistant cashier*

*witness
Lonna H. Coker
Betty W. Higgins*

SATISFIED AND CANCELLED OF RECORD

26 DAY OF April 1966

Olliv Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:59 O'CLOCK P. M. NO. 30729