

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Erskine E. Traynham

(hereinafter referred to as Mortgagor) is well and truly indebted unto 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 TWO THOUSAND and NO/100-----
Dollars (\$ 2,000.00) due and payable

one year from date

with interest thereon from date at the rate of six and ^{one-half} /per centum per annum to be paid: quarterly.

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~~

ALL those pieces, parcels or lots of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lots 42 and 56, HUDSON ACRES, as per plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book Y, page 39, and having, according to said plat, the following metes and bounds, to-wit:

LOT 42: BEGINNING at an iron pin on the easterly side of Hudson Drive, joint front corner of Lots 42 and 43, and running thence S. 77-30 E. 193.7 feet to an iron pin, joint rear corner of Lots 42 and 43, 55 and 56; thence N. 3-40 W. 196.7 feet to an iron pin in the line of Lot 41; thence along the line of Lot 41, N. 75-50 W. 157.5 feet to an iron pin on the easterly side of Hudson Drive; thence along the easterly side of Hudson Drive, S. 14-10 W. 200 feet to an iron pin, the point of beginning.

LOT 56: BEGINNING at an iron pin on the westerly side of Greenwood Avenue, joint front corner of Lots 55 and 56, and running thence N. 77-30 W. 193.7 feet to an iron pin, joint rear corner of Lots 55 and 56, 42 and 43; thence N. 3-40 W. 196.7 feet to an iron pin in the line of Lot 41; thence along the line of Lot 41, S. 75-50 E. 157.5 feet to an iron pin on the westerly side of Greenwood Avenue; thence along the westerly side of Greenwood Avenue S. 6-0 E. 200 feet to an iron pin, the point of beginning.

Being the same property granted to mortgagor by deed recorded in the RMC Office for Greenville County in Deed Volume 540 at Page 475.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 & SATISFIED, this 12 day of Sept. 1967

Southern Bank and Trust Company
Greenville, South Carolina T. W. Wenck asst. Vice Pres.

By S. H. Hunt Senior V. Pres.

Witness Donna H. Coker
Meta B. Stowe

SATISFIED AND CANCELLED OF RECORD
15 DAY OF Sept. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:11 O'CLOCK P. M. NO. 8059