

GREENVILLE CO. S.C.

BOOK 1090 PAGE 153

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 19 2 15 PM 1968

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, H. Murk Gault,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 Sixteen Thousand Six Hundred Fifty and No/100- - - Dollars (\$ 16,650.00) due and payable

as follows: \$145.05 on June 1, 1968, and \$145.05 on the first day of each succeeding month thereafter until paid in full

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid: monthly

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, fronting on Weston Street 100 feet, and being 90 feet wide on East Jones Street, running along a 20 foot alley 100 feet to corner of lot formerly Parsons, now Southern Bank and Trust Company, parking lot, and running along lot formerly of Parsons, now of Southern Bank and Trust Company, parking lot, 90 feet to Weston Street. The within described lot is shown on a plat of property of Fronde A. Stewart and Nan E. Stewart, said plat of record in the R.M.C. Office of Greenville County, S. C. in Plat Book HHH, at page 171, being the same lot conveyed to the Mortgagor by deed of the said Nan E. Stewart and Fronde A. Stewart on the 8th day of January 1965, of record in the R.M.C. Office for Greenville County, S.C., in Deed Book 765, Page 436. Also being the same lot upon which has recently been constructed by the Mortgagor a modern one-storey mercantile building containing a modern coin-operated washerette. Said lot also has an improved surface treated parking lot adjoining said mercantile building. Reference being made to the aforementioned deed and plat.

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.

RECORDED AND CANCELLED BY 80004
8th DAY OF April 1968
MORTGAGE DEPARTMENT
S. C. FOR GREENVILLE COUNTY
8 17 P 33033

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 99 PAGE 293