

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

BOOK 1110 PAGE 607

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Willard A. Ramsey and Juanita M. Ramsey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and 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 Six Thousand One Hundred Ninety-Nine and 68/100-----

----- Dollars (\$ 6,199.68) due and payable at the rate of \$129.16 per month, beginning December 6, 1968 and continuing on the 6th day of each and every month thereafter for a period of forty-eight months

with interest thereon from maturity at the rate of seven per centum per annum, to be paid: on demand

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, space 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, being known and designated as Lots 15, 16 and 19 of

Terrace Acres Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 000 at page 126 and having such metes and bounds as shown therein, said plat being incorporated herein by reference.

Also, all that piece, parcel or lot of land in the County of Greenville, State of South Carolina being a portion of the northeastern corner of Lot 17 of Terrace Acres subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 000 at page 126 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, common corner of Lots 16, 17, 19 and 20 and running thence with the common line of Lots 17 and 19 N. 75-05 W. 38 feet to a point; thence in a new line through Lot 17 S. 29-30 E. 39 feet to a point in the common line of Lots 16 and 17; thence with the common line of said lots N. 29-06 E. 27 feet, more or less, to an iron pin, joint common corner of Lots 16, 17, 19 and 20, the point of beginning.

This is the same property deeded to mortgagors by deed dated November 27, 1968 and recorded herewith.

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.

State of South Carolina
County of Greenville

Satisfied and paid in full this 3 day of Sept 1970

First Piedmont Bank & Trust Co.
By R.L. Ballinger
V.P. CASHIER

Attest: Sybil J. Farrow

Witness: D. Joyce Ethrod

SATISFIED AND CANCELLED OF RECORD
30 DAY OF Sept 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:01 O'CLOCK A.M. NO. 1741