

MORTGAGE OF REAL ESTATE - GREENVILLE, S. C. **FILED**
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 6 3 12 PM '69
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1125 PAGE 13

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, William E. Heath, Jr., and Sue E. Heath,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company,

dated December 26, 1967,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note ~~MEAS BOOK 937~~ the terms of which are incorporated herein by reference, in the sum of -----

Forty Thousand and No/100-----Dollars (\$ 40,000.00) due and payable \$770.00 per month,

with interest thereon from Dec. 26, 1967, at the rate of 6-3/4 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, lying on the western side of Wait Street, being shown as Lot 15, Block B, Section 3 of East Highlands Estates, as recorded in the R.M.C. Office for Greenville County in Plat Book "K" at Page 35 and 36, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Wait Street at the joint front corner of Lots 15 and 16, and continuing thence N75-41W 182.2 feet to a point; thence S7-11W 24 feet to a point; thence S32-23E 52.8 feet to a point; thence S75-41E 140.8 feet to a point on Wait Street at the joint front corner of Lots 14 and 15; thence running along Wait Street N14-19E 60 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage held by Cameron-Brown Company, dated October 14, 1963, in the original amount of \$10,600.00, recorded in the R.M.C. Office for Greenville County, in Mortgage Book 937 at Page 297.

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.