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BOOK 1138 PAGE 135

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO., S. C.
SEP 0 11 36 AM '69 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN;
R. M. C.

WHEREAS, BEONAR HESTER & THELMA M. HESTER

(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 Two Thousand One Hundred Two and 76/100-----

Dollars (\$2, 102. 76) due and payable

in 36 monthly installments of \$58.41 each, commencing on October 8, 1969, and continuing on the 8th day of each month thereafter until paid in full, all payments to include principal and interest,

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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 lot of land with improvements now or hereafter constructed thereon, situate, lying and being on the Southeastern side of Willis Avenue in Greenville County, South Carolina, being shown as the Northeastern one-half portion of Lot No. 29, Section B, on a Plat of the Property of H. H. Willis and Alice M. Willis, recorded in the RMC Office for Greenville County, S. C., in Plat Book J, page 151, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeastern side of Willis Avenue at the joint front corners of Lots Nos. 29 and 30, Section B, and running thence with the joint line of said lots, S. 70 E., 310 feet to an iron pin; thence with the rear line of Lot No. 29, S. 36-15 E., 100 feet to a point in the center of the rear line of said lot; thence through the center of Lot No. 29 in a Northwesterly direction to a point on the Southeastern side of Willis Avenue at the front center line of Lot No. 29; thence with the curve of Willis Avenue, the chord of which is N. 19-32 E., 75 feet to an iron pin, the point of beginning, being the same property conveyed to Beonar Hester by deed of J. Doyle Watkins, et al, recorded in the RMC Office for Greenville County, S. C., in Deed Book 462, page 262.

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.