

MORTGAGE OF REAL ESTATE—Office of Price & Poss. Attorneys at Law, Greenville, S. C.

Nov 7 11 30 AM '69
OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

POLINA JORDAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

ONE THOUSAND SEVEN HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$1,775.00),
due and payable in consecutive monthly installments of Sixty Dollars (\$60.00) each
on the first day of each and every month, commencing December 1, 1969, until
paid in full, the payments to be applied to interest first and then to principal,

with interest thereon from date at the rate of eight (8%)
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,

ALL that piece, parcel or lot of land in the State and County aforesaid, Oaklawn Township, containing 18.39 acres, and having, according to a plat of property of H. P. Beam by C. O. Riddle, L.S., dated August, 1945, the following metes and bounds:

BEGINNING at an iron pin in Hollands Ford Road at corner now or formerly of J. Roy Chapman and running thence N. 60-06 W. 224.1 feet to an iron pin; thence S. 12-10 W. 49 feet; thence N. 66-57 W. 1298.7 feet to an iron pin; thence with joint line of Pelzer Manufacturing Company S. 41-23 W. 313.8 feet to Concrete Monument; thence S. 50-15 E. 1386 feet to Concrete Monument; thence S. 41-30 E. 186 feet to center of Hollands Ford Road; thence with the center of said road, N. 28-15 E. 198 feet; thence still in said road N. 32-55 E. 618.4 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagor by the deeds of H. P. Beam and Fred A. Beam recorded in Deed Book 721, at Pages 180 and 188.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.