

STATE OF SOUTH CAROLINA

FILED
GREENVILLE '00. S. C.

BOOK 1146 PAGE 529

COUNTY OF Greenville

JAN 21 2 25 PM '70 MORTGAGE OF REAL ESTATE

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

WHEREAS;

We, Cecil O. Bracken and Grace T. Bracken

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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 three and 84/100----- Dollars (\$2,103.84) due and payable

in forty - eight (48) monthly installments of \$43.83 each, the first of said installments being due and payable on February 15, 1970 , and a like sum on the corresponding day of each and every calendar month thereafter until the whole of said debt is paid in full.

with interest thereon from date at the rate of 7 per centum per annum, to be paid: in advance

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 purpose:

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

All that piece, parcel or lot of land situate, lying and being in Piedmont, Greenville County, State of South Carolina, being Lot No. 22, Section 4 , on plat by Dalton & Neves, February, 1950, recorded in the R. M. C. Office for Said County in Plat Book " Y " , at pages 2 - 5 ; said Lot is located on Langston Street and fronts thereon for 88 feet. This conveyance is subject to the rights - of - way and easements heretofore granted by the Granting Predecessors in title , to certain Utility Companies, reference to previous deeds will more clearly show the extent of such, and to certain restrictions , the extent of which is numerated in said deeds.

This is the same property conveyed to Cecil O. Bracken and Grace T. Bracken by deed of Albert Q. Taylor, Jr., deed dated June 5, 1965, said deed recorded in the Office of R. M. C. for Greenville County in Book 775 of Deeds, page 127.

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.