

FILED
GREENVILLE CO. S. C.

BOOK 1149 PAGE 140

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 27 3 33 PM '70
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Carolina Land Co., Inc. same as The Carolina Land Company

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Twenty Thousand and No/100 -----
-----Dollars (\$ 20,000.00) due and payable
one year from date

with interest thereon from date at the rate of 8 per centum per annum, to be paid: quarterly

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, Town of Mauldin, being known and designated as Lots 74, 75, 76, 77, 78, 79 and 80 on a plat entitled "Sheet Two of Addition to Knollwood Heights" recorded in the RMC Office for Greenville County, South Carolina in Deed Book 4-F at Page 18 and Lots 81, 82, 83, 84, 85, 86, 87, 88, 89, 90 and 16 as shown on a plat entitled "Sheet One of Addition to Knollwood Heights" recorded in said RMC Office in Deed Book 4-F at Page 17. Reference to said plats being hereby craved for a more complete description.

It is expressly agreed that at any time before default or maturity of this mortgage the mortgagee will release any number of the above mentioned lots from the lien of this mortgage upon the payment to the mortgagee by the mortgagor for the sum of Two Thousand and No/100 (\$2,000.00) Dollars for each lot so released.

This mortgage and the note which it secures is executed pursuant to the authority granted the President of Carolina Land Co., Inc. by its By-Laws.

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.

PAID IN FULL & SATISFIED, this 22 day of April