

FILED
GREENVILLE (CO. S. C.)

BOOK 1181 PAGE 217

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 18 1 37 PM '71

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. W. Gillespie

(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

Six thousand two hundred forty - one and no/100-- Dollars (\$ 6, 241.00) due and payable

in monthly installments of \$150.00 each, including principal and interest, the first of these payments being due and payable on March 15, 1971, with a like sum due and payable on the corresponding date 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 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, Town of Piedmont, located on Orr Hill, Street and being designated as Lot No. 1 on plat prepared by Dalton & Neves, Engineers, in April 1964; as property of Piedmont Water & Sewer District and being a portion of a larger lot formerly known as Lot No. 36 of Piedmont on plat prepared by Dalton & Neves, Engineers, March 1950, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book X, at page 88, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Orr Hill Street, joint corner of Lot No. 2 shown on said plat, and running thence S. 59 - 00 W. 150 feet to an iron pin; running thence S 31-00 E. 135.8 feet to an iron pin; thence N. 59-00 E. 150 feet to an iron pin on the southeastern side of Orr Hill Street, thence with the southeastern side of said street N. 31 - 00 W. 158.8 feet to an iron pin, the beginning corner.

This property is sold subject to all recorded and existing easements, rights-of-way and restrictions pertaining thereto and as recorded in the RMC Office for Greenville County and as shown on said plat.

This is the identical property conveyed by deed of Alvin Lacey to W. W. Gillespie on deed dated January 29, 1971, said deed recorded in the Office of RMC for Greenville County.

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.