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GREENVILLE, CO. S. C.
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MORTGAGE OF REAL ESTATE - ~~BOOK 1188 PAGE 653~~ Attorney at Law, Justice Building, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, W. E. CONNOR, G. MAURICE ASHMORE, AND GEORGE P. WENCK,

(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 -----

Fifteen Thousand and No/100----- Dollars (\$ 15,000.00) due and payable in monthly installments of \$255.74, the first such installment being due on the 3rd day of June, 1971, and a like installment on the third day of each and every month thereafter until paid in full, said payments to be applied first to interest, then to principal;

with interest thereon from date at the rate of seven (7%) 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, shown and designated on the Greenville County Tax Maps as Lot 15, Block 1, Sheet 603.2, said property being the old Sanoma School property, said block book reference is incorporated herein as a part of this mortgage, and according to a survey by Piedmont Engineering Service, 1952, has the following metes and bounds, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 159, the point being one-half mile to Augusta Road, and running thence with the center of said highway N 77-15 E, 737.2 feet to an iron pin; thence with Crymes' line S 12-45 E, 255.5 feet to a point; thence continuing with line of Crymes property S 78-13 W, 639.3 feet to a point; thence N 34-30 W, 264.0 feet to an iron pin in the center of said highway, the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.