

1979-013

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. C. McMillan

(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

Four thousand one hundred sixty-seven and 12/100-- Dollars (\$ 4,167.12) due and payable
in twenty - four monthly installments of \$173.63 each, the first due and payable
on July 8, 1975 with a like sum due on the 8th day of each calendar month
thereafter until entire amount of debt is paid in full.
with interest thereon from date at the rate of 12.48 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 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, in the City of Greenville, on the Northern side of Prancer Avenue, being known and designated as Lot No. 276, Pleasant Valley, according to a plat of said subdivision prepared by Dalton & Neves, April, 1946, including additions to said plat through November, 1948, as recorded in the R. M. C. Office for Greenville County in Plat Book " P " at page 92, and having the following metes and bounds, to - wit :

BEGINNING at an iron pin on the North side of Prancer Avenue at the joint front corner of Lots Nos. 275 and 276, said pin being 240 feet Northeast of an iron pin in the Northeast corner of the intersection of Prancer Avenue with Panama Avenue; thence N. 0-08 W. 160 feet to an iron pin at the joint rear corner of Lots Nos. 275 and 276; thence S. 89-52 W. 60 feet to an iron pin at the joint rear corner of Lots Nos. 276 and 277; thence S. 0-08 E. 160 feet to an iron pin at the joint front corner of Lots Nos. 276 and 277, on the Northern side of Prancer Avenue; thence along said Avenue, N. 89-52 E. 60 feet to an iron pin at the joint front corner of Lots Nos. 275 and 276, the point of beginning.

This being the same property conveyed to W. C. McMillan by deed of Merle P. McMillan, dated October 25, 1974, recorded in the Office of RMC for Greenville County in Book 1009 of Deeds, page 392.

The above described property is subject to restrictions recorded in the R. M. C. Office for Greenville County in Deed Book 301 at page 60, as amended in Deed Book 367 at page 106.



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 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.

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