

FILED
GREENVILLE, CO. S. C.

1403-932

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 15 9 51 AM '77 MORTGAGE OF REAL ESTATE
DONNIE S. TANKEROT, L.M. WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, I, SHIRLEY JEAN JONES MORROW WRENN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 EIGHT THOUSAND NINE HUNDRED THIRTY-FIVE AND 20/100

Dollars \$ 8,935.20 due and payable

in 72 monthly installments of \$124.10 each, commencing one month from date, with each payment applied first to payment of interest and balance to principal,

with interest thereon from date at the rate of 13.91 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 Mortgagee 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, being known and designated as Lot No. 12, as shown on a plat of Property of Talmer Cordell, Map #4, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX, at page 55, and having the following metes and bounds:

BEGINNING at iron pin at intersection of Texas Avenue and Maryland Avenue and running thence along Maryland Avenue N. 60-43 W. 58 feet to iron pin; running thence S. 29-17 W. 150 feet; running thence S. 60-43 E. 58 feet to iron pin on Texas Avenue; thence with Texas Avenue N. 29-17 E. 150 feet to iron pin, the beginning corner.

This being the same property conveyed to Shirley Jean Jones Morrow (now Shirley Jean Jones Morrow Wrenn) by deed of Thomas Marion Morrow dated February 4, 1971, recorded in RMC Office for Greenville County on May 6, 1971, in Deed Book 914, page 321.

SEP 15 1977 TAX \$ 03.60
PB. 11218

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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