

MORTGAGE OF REAL ESTATE

1440 PAGE 893

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
3 10 1 54
LAVINIA S. TANNER-COLEY
R.M.C.

WHEREAS, Thomas W. Greene,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company of Greenville, South Carolina,

(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-five Thousand and No/100----- Dollars (\$ 25,000.00) due and payable on demand,

with interest thereon from date at the rate of Eight per centum per annum, to be paid annually

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, City of Greenville, being shown and designated as Lot 26 on a plat of the Rowley Place, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book C-5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lavinia Avenue, joint front corner of Lots 25 & 26, and running thence with the line of said Lots N. 76-30 E. 155 feet to an iron pin, joint rear corner of said Lots; thence with the rear line of Lot 26 S. 21-45 E. 55 feet to an iron pin, joint rear corner of Lots 25 & 24; thence with the line of said Lot S. 76-30 W. 155 feet to an iron pin on the northeastern side of Lavinia Avenue, joint front corner of said Lots; thence with Lavinia Avenue N. 21-45 W. 55 feet to an iron pin, the point of beginning.

This being the same property conveyed unto the Mortgagor herein by deed from KATHLEEN La BELLE, dated 4-15-70 Recorded in Book 881 At Page 151

11/1/54

RECORDED
TAX \$ 10.00

250 M

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.

9893

4328 RV-2