

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE 03. 8. 78

BOOK 142-20 PAGE 814

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **WISTER CHOICE**

(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 **FOUR THOUSAND ONE HUNDRED FORTY-FOUR AND 68/100**----- Dollars (\$4,144.68) due and payable

in thirty-six (36) equal monthly installments of \$115.31, beginning December 1, 1978 and continuing each month thereafter until paid in full;

a.p.r. net proceeds: \$3,425.74

with interest thereon from date at the rate of **12.82** 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**,

being known and designated as Lot no. 36 of Woodland Heights in accordance with plat made for Lilla and Essie Mae Jones, recorded in Plat Book "EE" at page 101, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the eastern side of Woodland Drive, joint front corner with Lot 37 and running thence along Lot 37, S. 78-15 E., 261.7 feet to creek; thence along the meanders of said creek, N. 28-34 E., 78.4 feet to an iron pin; thence N. 78-15 W., 281.8 feet to an iron pin on edge of Woodland Drive; thence along Woodland Drive, S. 10-0 W., 75 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in deed book 625 at page 337 on May 22, 1959, and also to his wife, Ruth S. Choice, who is now deceased, being deeded to them by C. J. Jones.



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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.

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