

FILED
GREENVILLE CO. S.C.

Drawer 708
Greer, S. C. 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

BOOK 1453 PAGE 336

WHEREAS, PAULINE B. SLOAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto

BANK OF GREER

(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

Thirteen thousand - - - - - Dollars (\$ 13,000.00) due and payable

in 180 equal, consecutive monthly payments of \$131.87, commencing February 1, 1979,

with interest thereon from date at the rate of 9% 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, on the northeast side of Longview Terrace, also being shown and designated as Lot 42 on a Plat of FOREST HEIGHTS, recorded in the RMC Office for Greenville County in Plat Book P, at Page 71, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northeast side of Longview Terrace at the joint front corner of Lots 41 and 42 and running thence along the line of Lot 41, N 70-29 E, 118.8 feet to an iron pin; thence N 30-20 W, 107.3 feet to an iron pin; thence with the line of Lot 43, S 54-42 W, 114.5 feet to an iron pin on the northeast side of Longview Terrace; thence S 28-08 E, 75 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Joseph O. Converse, dated December 13, 1978, recorded in Deed Book 1094, at Page 11.

COPIED FROM DEED BOOK 1094 PAGE 11

LOUISIANA
RECORDING TAX
STAMP
TAX
05.20
FEB 11 1979

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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