MORTGAGE OF REAL ESTATE—Prepared by WILKINS Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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I, EARL STEELE COBB WHEREAS,

SOUTHERN BANK AND TRUST COMPANY (hereinafter referred to as Mortgagor) is well and truly indebted unto

(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

TWELVE THOUSAND ONE HUNDRED FIFTY ONE & 80/100 Dollars (\$ 12,151.80) due and payable in sixty (60) monthly installments of \$202.53 payable on the same date of each successive month commencing April 22, 1979 and continuing until said indebtedness is paid in full. Interest has been computed and added to principal.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.60) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe's heirs, 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, known and designated as Lot No. 36, Section 1, on plat of Belmont Heights subdivision recorded in plat book GG at pages 54 & 55 of the RMC Office for Greenville County, S. C., said lot having a frontage of 117.6 feet on the southwest side of Heard Drive, a depth of 213.6 feet on the northerly side, a depth of 221 feet on the southerly side, and a rear width of 79.3 feet.

This is the same lot conveyed to mortgagor by Harold D. Vaughn & Paddy P. Vaughn by deed dated 6/19/69 recorded 6/26/69 in deed vol. 870 page 532 of the RMC Office for Greenville County, S. C.

Mortgagee's address: **ഉSouthern Bank and Trust Company** PO Box 1329 Greenville, S. C. 29602

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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 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 rund 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 is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right faind 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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