

MORTGAGE OF REAL ESTATE

VOL 1403 PAGE 843

STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE }
GREENVILLE CO. S. C.

FILED
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DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Shelia Babb Grimes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 Three Hundred Twenty Five & 24/100 Dollars (\$ 8,325.24) due and payable in eighty-four (84) equal monthly installments of Ninety-Nine and 11/100 (\$99.11) Dollars, commencing May 22, 1979, and each consecutive month thereafter until paid in full; payments to be applied first to interest and then to principal with the privilege of acceleration.

with interest thereon from date at the rate of 12.11 per centum per annum, to be paid: Monthly
A.P.R.

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:

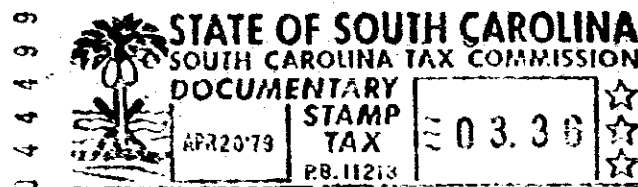
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, about three miles from Greenville County Court House near the settlement known as Freetown, on the west side of Alice Avenue, being a portion of the property of Robert Wilson as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book C, at page 55, and having, according to a plat of the property of Earnest and Rose Babb prepared by Piedmont Engineering Service, February 11, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Alice Avenue at the corner of property belonging to Heyward, which pin is 312 feet from the center line of an unnamed drive leading to Graceland Cemetery, and running thence along the Heyward line, S. 76-30 W. 144 feet to an iron pin on the joint line of properties of the said Heyward and the grantor herein; thence along the line of other property belonging to the grantor, S. 13-30 E. 60 feet to an iron pin; thence continuing along the line of other property belonging to the grantor, N. 76-30 E. 144 feet to an iron pin on the western side of Alice Avenue; thence along the western side of Alice Avenue, N. 13-30 W. 60 feet to the beginning corner; being a portion of the property conveyed to me by Robert Wilson by his deed dated January 6, 1942 and recorded in the R. M. C. Office for Greenville County in Deed Volume 255, at page 428.

THIS is the same property conveyed to Ruth Babb by Leatha Wilson on February 28, 1950 and recorded on March 2, 1950 in Deed Volume 403, page 546. Rose Babb died intestate on October 27, 1977, leaving as her sole heir at law, her daughter, Shelia Babb Grimes, as shown in Apartment 1524, File 5, Office of the Probate Judge for Greenville County.

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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 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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