

Mortgagee's address: Post Office Box 1329, Greenville, South Carolina 29602

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED  
10 PH '79  
ANKERSLEY  
R.M.C.

WHEREAS, we, George S. Failor and Margaret P. Failor,

(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 Seven Thousand Two Hundred Eighty and 16/100 (\$7,280.16) --- Dollars (\$7,280.16) due and payable in forty-eight (48) equal monthly installments of One Hundred Fifty-one and 67/100 (\$151.67) Dollars, beginning on August 1, 1979, and payable on the same date of each successive month until said indebtedness is paid in full,

with interest thereon from date at the rate of 12.5% per centum per annum, to be paid. Interest is computed in the monthly payment.

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:

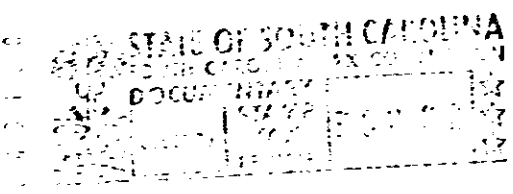
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, near the City of Greenville, lying and being on the westerly side of Farmington Road, being known and designated as Lot No. 72 on Plat No. 1 of Chestnut Hills, as recorded in the RMC Office for Greenville County S. C., in Plat Book QQ, page 83, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the westerly side of Farmington Road, said pin being the joint front corner of Lots 72 and 73, and running thence with the common line of said lots N 79-12 W 112.6 feet to an iron pin; thence S 15-59 W 156.7 feet to an iron pin, joint corner of Lots 71, 72 and 74; thence with the joint line of Lots 71 and 72 N 76-54 E 175.9 feet to an iron pin on the westerly side of Farmington Road; thence with the westerly side of Farmington Road N 8-55 W 70 feet to an iron pin to the point of beginning.

This is the same property deeded to George S. and Margaret P. Failor by John C. Cothan under deed dated 5-2-64 and filed in the RMC records of Greenville County in Book 748 at Page 294.

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Together with all and singular rights, members, leased tenements, 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 Mortgagee covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey or convey her the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee 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 who may ever lawfully claim the same or any part thereof.

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