

MORTGAGE OF REAL ESTATE -

BOOK 1509 PAGE 74

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
S. C.
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MERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SUSAN S. STEWART and WALTER D. STEWART and BERTHA H. STANSELL

(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

Twelve Thousand & No/100 (\$12,000.00)----- Dollars (\$ 12,000.00) due and payable

In monthly installments (84) of Two Hundred Thirty-Four and 90/100 (\$234.90), commencing August 15, 1980. (See note executed)

with interest thereon from date at the rate of 15.49% 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, in Greenville Township, School District 8-AB, being known and designated as Lot No. 4, Section F of a subdivision known as "Woodville Heights," according to a plat of the same prepared by W. J. Riddle, Surveyor, December 1940, recorded in the R.M.C. Office for Greenville County in Plat Book L, at pages 14 and 15, and re-platted in Plat Book K, at page 273.

ALSO: All that piece, parcel or lot of land in Greenville Township, and Greenville County, State of South Carolina, being a portion of lot No. 3, by Plat of the Woodville Heights property shown in Book L Page 14-15 and fronting on Alice Street, according to a recent survey made by J. C. Hill, Surveyor, having the following courses and distances to-wit:

BEGINNING at a point on Alice Street, at the joint corner of Lot No. 4 and Lot No. 3, thence running along the dividing line of said lots 160 feet to an iron pin at the rear joint corners of said lots, thence running in a westerly direction 40 feet to an iron pin, thence N. 87 W. 160 feet to an iron pin on Alice Street, thence running along Alice Street N. 30 E. 40 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being a portion of Lot No. 3 shown by Plat of the Woodville Heights Property shown in (Book L, Page 14 and 15) in Section F; And fronting on Alice Street, according to a recent survey made by J. C. Hill, Surveyor, being the remaining portion of said Lot #3 of which a part was deeded to Johnnie Stansell November 14, 1950 leaving this remaining portion, fronting 30 feet on Alice Street and having a depths of 160 feet.

This property was inherited by the ^{said} Ellis R. Stansell, Bertha H. Stansell and Susan Stansell Stewart from P. C. Long under the statute of Decent and Distribution under the laws of South Carolina as shown in the Probate Court files for Greenville County, S. C. in Apartment Number 677 File Number 5.

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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