

P. O. Box 1329  
Greenville, S. C. 29602

MORTGAGE - INDIVIDUAL FORM DILLARD & MITCHELL, P.A., GREENVILLE, S. C.

1509 7/18

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

PH '80

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

SARAH A. MORRIS

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 Six Thousand and no/100ths Dollars (\$ 6,000.00 ) due and payable

as set forth in said note.

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 piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of East North Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 5 on a plat of a PART OF THE PROPERTY OF OVERBROOK LAND COMPANY, dated September 17th, 1918, recorded in the RMC Office for Greenville County, S. C., in Plat Book E, page 251, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on East North Street, the joint front corners of Lots Nos. 4 and 5 and running thence along the eastern side of East North Street, N. 14-10 E., 80 feet to an iron pin at the corner of Lot No. 6; thence along the line of Lot No. 6, S. 63-14 E., 208.3 feet to an iron pin; thence S. 17-09 W., 57.8 feet to an iron pin at the corner of Lot No. 4; thence along the line of Lot No. 4, N. 69-50 W., 201.5 feet to the point of beginning.

The above described property is the same devised to the Mortgagor under the Last Will and Testament of Furman H. Austen, deceased, who died a resident of Greenville County, South Carolina, on June 23, 1965, as will appear by reference to the records of the Probate Court for said county and state, appearing in Apartment No. 908, File 17.

The above described property is hereby mortgaged subject to a first mortgage given by the Mortgagor to Fidelity Federal Savings and Loan Association in the original sum of \$9,000.00, recorded in Mortgage Book 1158, page 433 and to a Real Property Agreement to Fidelity Federal Savings and Loan Association appearing of record in Deed Book 1023, page 483.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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