

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
FEB 25 3 00 PM '84  
JOHN TANNERSLEY  
R.M.C.

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MORTGAGE OF REAL ESTATE  
TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SAMUEL CRANFORD MCGEE

(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

THIRTY-FOUR THOUSAND FOUR HUNDRED NINETY-FIVE AND 89/100ths Dollars (\$ 34,495.89--- ) due and payable  
TO BE PAID AS SET FORTH IN SAID NOTE.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, on the Southeast corner of Earle and Rutherford Streets, in the City of Greenville, being known and designated as Lot 1 on plat of M. E. Latimer land made by W. D. Neves, Engineers, in July, 1919, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast corner of the property line of Earle and Rutherford Streets, and running thence with the line of Rutherford Street S. 2-10 W. 65 feet to an iron pin, corner of Lots Nos. 1 and 2; thence with the line of Lot 2, S. 85-15 E. 170 feet to an iron pin in the line of Lot 4; thence with the line of Lot 4, N. 2-10 E. 65 feet to an iron pin on Earle Street; thence with said Earle Street, N. 85-15 W. 170 feet to the beginning corner; less, however, the portion of the above-described lot conveyed to E. Inman, Master, to the City of Greenville, South Carolina, for the purpose of widening Rutherford Street, as shown by deed recorded in Deed Book 389 at Page 68, in the RMC Office for Greenville County, South Carolina.

THIS being the same property conveyed to the Mortgagor herein by deed of Sally McGee Nord, dated November 13, 1978, and thereafter recorded in the RMC Office for Greenville County in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_.

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 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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