LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

BOOK 1342 PAGE 59

MORTGAGE OF REAL ESTATE

Amount Financed - $7,188.35

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bobby H. Turner and Gladys Louise Turner

(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 Twelve Thousand Six Hundred Ninety and 72/100---------- ----------Dollars ($ 12,690.72) due and payable

according to the terms thereof, said Note being incorporated herein by reference.

~~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, the Mortgagee's heirs, 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, being known and designated as the greater part of Lot No. 120, in Block A, of a subdivision known as CITY VIEW according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book A at Page 460 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on Hunt Street, 146 feet from the line of the Monaghan Mill property, and running thence with line of said Hunt Street, S. 10 W. 50 feet to a stake, corner of Lot No. 119; thence in an easterly direction approximately S. 89 E. 100 feet to a stake near a branch; thence N. 10 E. 50 feet to a stake on line of Lot No. 121; thence with the line of Lot No. 121 in a westerly direction, approximately N. 89 W. 100 feet to a stake at the beginning corner.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Harold E. Barton recorded in the RMC Office for Greenville County in Deed Book 769 at Page 24 on March 10, 1965.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690.

STAMP TAX 20.08

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 is 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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