

Mortgagee's Mailing Address: ^{FD} 01906 Pendleton Street, Greenville, S. C.

BOOK 1571 PAGE 91

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, Charles F. Black and Ethel I. Black

(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

Sixteen Thousand, Six Hundred Seventy Eight and 80/100 Dollars (\$ 16,678.80) due and payable in monthly installments of Two Hundred Seventy Seven and 98/100 (\$277.98) Dollars for a period of 60 monthly installments

with interest ~~thereon~~ included therein at the rate of 18% 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 needed to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

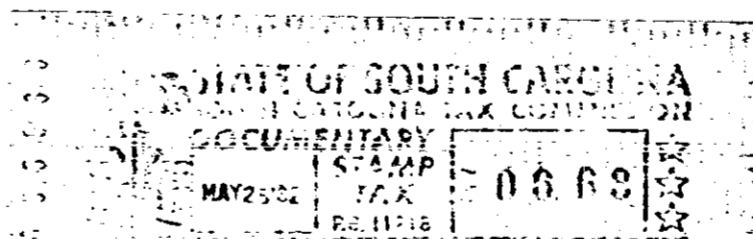
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on plat prepared for Charles F. Black and Ethel I. Black by Carolina Surveying Company, originally dated November 30, 1973 and revised December 11, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Pendleton Road, which point is 118.5 feet from the intersection of Pendleton Road with Clemson Avenue and running thence N. 34-0 E. 233 feet to an iron pin; thence S. 52-17 E. 67.5 feet to an iron pin; thence S. 10-57 E. 43 feet to an iron pin; thence S. 32-25 W. 114.3 feet to an iron pin; thence S. 20-22 W. 56.8 feet to an iron pin on Pendleton Road; thence with Pendleton Road, N. 79-32 W. 16 feet to an iron pin; thence continuing with Pendleton road, N. 68-40 W. 102.7 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Glen E. Shead and Dwight L. Shead recorded December 26, 1973 in the RMC Office for Greenville County in Deed Volume 991, at Page 227.



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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.