

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
DUNN & WINSLEY
R.M.C.

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

WHEREAS, FRED ADAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST

(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 Twenty thousand and no/100

----- Dollars (\$ 20,000.00) due and payable
in accordance with terms of note of even date herewith.

with interest thereon from DATE HEREOF 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, Greenville Township, being known and designated as Lot No. 23 according to a plat of Welcome View, plat made by Piedmont Engineering Service, August, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book U at Page 155, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Welcome St. at the joint front corner of Lots Nos. 22 and 23, and running thence along the line of Lots Nos. 22 and 23, N. 56-50 E. 241.5 feet to an iron pin in the line of property nor or formerly belonging to Townes; thence along the line of Townes, S. 15-10 E. 88.1 feet to an iron pin at the rear of corner of Lot No. 24; thence along the line of Lot 24, S. 56-50 W. 228.5 feet to an iron pin on the Eastern side of Welcome Street, thence along the Eastern side of Welcome Street, N. 23-27 W. 85 feet to the beginning corner; being the same property conveyed to me by Otis D. Johnson and Cleo E. Johnson on October 26, 1978 as will appear in records in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1090 at Page 576.

THIS is the same property conveyed to the Mortgagor herein by deed of Otis D. Johnson and Cleo E. Johnson, dated October 26, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1090 at Page 576.

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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.

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