

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.

VOL 1843 PAGE 95

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN C. SMITH
R.M.C.

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

WHEREAS, Nettie V. Blackwell

(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 Fifty Thousand and No/100-----

Dollars (\$ 50,000.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~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, in O'Neal Township, containing 2.74 acres, more or less, as more specifically described in a plat prepared by John C. Smith, RLS, dated July 25, 1972, and having, according to said plat, the following metes and bounds, to-wit: ON the Northeast by lands of the Grantor whereon it measures 643.8 feet; on the Southeast by lands of the Grantee herein and T. J. Colman whereon it measures 517.7 feet; on the Southwest by lands of J. A. Bradshaw whereon it measures 176.9 feet; and on the West by lands of J. A. Bradshaw whereon it measures 292.6 feet; all measurements being more or less.~~

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:

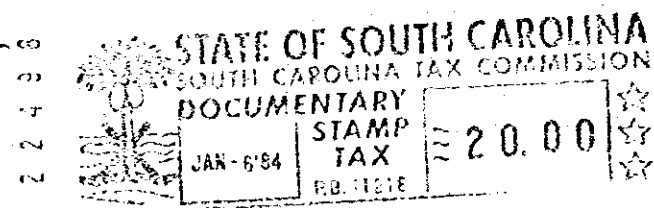
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in O'Neal Township, containing 2.74 acres, more or less, as more specifically described in a plat prepared by John C. Smith, RLS, dated July 25, 1972, and having, according to said plat, the following metes and bounds, to-wit: ON the Northeast by lands of the Grantor whereon it measures 643.8 feet; on the Southeast by lands of the Grantee herein and T. J. Colman whereon it measures 517.7 feet; on the Southwest by lands of J. A. Bradshaw whereon it measures 176.9 feet; and on the West by lands of J. A. Bradshaw whereon it measures 292.6 feet; all measurements being more or less.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in O'Neal Township, about four miles south from Travelers Rest, lying on the northern side of the road that leads from Gunter's Double Springs Gin to the Greenville-Travelers Rest Road, being bounded on the north by other lands of myself, on the east by lot of Jack B. Compton, on the south by the said road and on the west by another lot being conveyed this day by me to Alice Compton Bryant, and being a part of the same land that was conveyed to me by deed from Mamie A. Kennemore, et. al., on November 4, 1942 and recorded in the RMC Office for Greenville County in Deed Book 248 at Page 356, and having the following courses and distances, to-wit: BEGINNING on a point in the said road, joint corner of the lot being conveyed to Alice Compton Bryant and runs thence with the common line of this lot and of the Bryant lot, N.33-15 W. 218 feet to an iron pin; thence N.73-23 E. 97.2 feet to an iron pin, joint corner of the Jack B. Compton lot; thence with the line of the said lot, S.24-30 E. 221 feet, more or less, to a point in the said road, joint corner of the Jack B. Compton lot; thence with the said road, S.81-45 W. 65.4 feet to the beginning point, containing 0.39 acres, more or less.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in O'Neal Township, about three miles west from Double Springs, lying on the north side of a country road, being bounded on the North and East by other lands of myself, on the South by the said road, and on the West by a lot being conveyed this day to Jack B. Compton, and being a part of the same land that was conveyed to me by deed from Mamie A. Kennemore, et. al, on November 4, 1942 and recorded in the RMC Office for Greenville County in Deed Book 248 at Page 356, and having the following courses and distances, to-wit: BEGINNING at a point in the said road at a point 45 feet west from the Old School House Corner and runs thence N.16-45 W. 217.8 feet to a stake; thence S.73-15 W. 100 feet to a stake, joint corner of the Jack Compton lot; thence S.16-45 E. 217.8 feet to a point in the said road (stake back on line at 13 feet); thence with the said road, N.73-15 E. 100 feet to the beginning corner, and containing one-half acre, more or less.

- CONTINUED ON ATTACHED SHEET -



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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