

FEB 21 3 39 PM 1968

BOOK 1084 PAGE 427

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

CLLIE NORTH  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PETER EFSTRATION AND PAUL P. EFSTRATION

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 Fifteen Thousand and No/100-----

Dollars (\$ 15,000.00 ) due and payable

in monthly installments of \$174.17 each, beginning on the 21st day of March, 1968, and continuing on the 21st day of each month thereafter until paid in full; said payments to be applied first to interest and balance to principal,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of seven \_\_\_\_\_ 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 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, City of Greenville, on the eastern side of North Spring Street and having the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of North Spring Street, which pin is located N. 20-50 E. 40 feet from the northeastern corner of the intersection of North Spring Street and a 12 ft. alley, and running thence with North Spring Street N. 21 E. 66.8 feet to the corner of property now or formerly owned by C. O. Hobbs; thence with the line of said Hobbs property S. 69 E. 55.8 feet to a stake or an iron pin; thence S. 20-07 W. 43.2 feet to an iron pin; thence S. 69-42 E. 46 feet to an iron pin at the corner of property now or formerly owned by Elizabeth Allen Askins; thence with the line of said Askins property S. 21-00 W. 20 feet to an iron pin; thence N. 68-52 W. 101.25 feet to the point of beginning; being the same property conveyed to Catina E. Efstration by deed of Mrs. Nannie Cox recorded in Deed Book 127, Page 138, and by deed of N. J. Allen recorded in Deed Book 127, Page 581.

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 such 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.

SATISFIED AND CANCELLED OF RECORD

2 DAY OF Feb 1968

Dannie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:52 O'CLOCK A.M. NO. 2245

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 13 PAGE 516