GKEENVILLE:UU.S.U.

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ORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker,

July 17 10 28 AH '71 cs of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH R. M. C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, E. A. ROBERTS AND MILDRED F. ROBERTS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON

(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

Two Thousand Two Hundred Eighty-One and 92/100ths

Dollars (\$ 2,281.92

) due and payable

in monthly installments of \$95.08 each, commencing on July 15, 1971, and to continue each and every month thereafter until paid in full.

WHICH THE PROPERTY OF THE PROP

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, in Greenville Township, lying and being on the northern side of Waverly Court near the City of Greenville, and being known and designated as Lot No. 16 of Augusta Heights according to a plat of said subdivision made by Dalton & Neves, dated April, 1941, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book K, at page 88, and having, according to the said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the northern side of Waverly Court, approximately 95 feet from the corner of said Waverly Court and a 20 foot alley at the corner of Lot No. 17 and running thence along the line of said Lot, N. 26-38 W. 168.6 feet to a stake on Amherst Avenue, the rear corner of Lot No. 17; thence along the line of Amherst Avenue, N. 62-20 E. 60 feet to a stake at the rear corner of Lot No. 15; thence along the line of that Lot, S. 26-38 E. 168.6 feet to a stake on the northern side of Waverly Court; thence along Waverly Court, S. 62-20 W. 60 feet to the point of beginning.

Being the same property conveyed to the Mortgagors herein by Deed of Thelma W. Ridgeway, said Deed dated April 25, 1950, and recorded in the R.M.C. Office for Greenville County in Deed Book 408, at page 170.

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.