

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GREENVILLE, S. C.

BOOK 1221 PAGE 331

FEB 4 3 58 PM '72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, Sybil H. Cox Ross

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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

Four thousand seventeen and 60/100----- Dollars (\$ 4,017.60 ) due and payable

in thirty - six ( 36 ) monthly installments of \$111.60 each, the first of these payments being due on March 22, 1972, with a like sum on the corresponding day of each and every calendar month thereafter until whole of said debt is paid in full.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: in advance

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, Grove Township, School District 95, near the town of Piedmont, adjoining ( now or formerly ) Mrs. Sophia Daves, Mrs. Davis, and Mrs. Maggie S. Hooper, containing one ( 1 ) acre, more or less, and having the following courses and distances, to - wit :

BEGINNING at an iron pin on the corner of the Davis lot, on line of Mrs. Sophia Daves, and running thence along the line of Daves, S 65-00 E 2 chains 17 links to an iron pin ; thence N 12-00 E 5 chains 13 links to an iron pin on South side of a road ; thence along center of said road N 89-15 W 2 chains 17 links ; thence S 12-00 W 4 chains 16 links to the point of beginning.

The above described property is identically the same conveyed to J. T. Eanes by deed of W. L. Kennedy, dated September 28, 1946 , and duly recorded in Deed Book, Vol. 302, page 286.

This is the same property conveyed to Sybil H. Cox Ross by J. T. Eanes by deed dated May 22, 1956, to be recorded in RMC Office for Greenville County .

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.