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MORTGAGE OF REAL ESTATE - Present of DWARDS & MCPHERSON, Attorneys at Law GREENVILLE Growthin, S. C. - Greer, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLES 31 10 40 41 77 MORTGAGE OF REAL ESTATE

ELIZABETH RIDDICEALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Curtis O'Sheal

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co.

in thirty six (36) monthly installments of Sixty Nine and 75/100 (\$69.75) Dollars commencing on the 15th day of September, 1972, and on the same date of each successive month thereafter until paid in full.

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*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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, 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, near the City of Greenville, known and designated as Lot #77 of a subdivision known as Belmont Heights, according to plat prepared by Piedmont Engineering Service, dated October, 1961, entitled "REVISION OF PORTION OF SECTION TWO-BELMONT HEIGHTS", and recorded in the R.M.C. Office for Greenville County in Plat Book GGG, at Page 360, and having, according to said plat, such metes and bounds as shown thereon.

Together with all and singular rights, members, herditaments, 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 thereform, and including all heating, plumbing, and lighting fixtures now or hereafter altached, 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever tawfully claiming the same or any part thereof.