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MORTGAGE OF REAL ESTATE -- Office Of the Thornton Avhold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARY W. CAPPS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

* *Two thousand one hundred thirty-eight and 88/100LLARS (\$ 2,138.88), with interest thereon from date at the rate of per centum per annum, said principal and interest to be repaid: in monthly payments of \$44.56, including principal and interest, the first payment being due September 1, 1975, and a like payment due on the first day of each month thereafter for a total of 48 months.

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 Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, on the northwestern side of Jones Circle, being shown as part of Lot 14 and part of Lot 15 on a plat of the property of L. T. Jones, dated May, 1948, recorded in Plat Book U at Page 145 in the R.M.C. Office for Greenville County, and also being shown as Lot A on a Plat of the property of Gordon E. Mann dated July 25, 1975, prepared by W. R. Williams, Jr., surveyor, recorded in Plat Book at Page in the R.M.C. Office for Greenville County and having, according to said latter plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of Jones Circle at the corner of property now or formerly belonging to Stone and running thence with the Stone property North 30-18 W 50 feet to an iron pin, thence still with the Stone property South 53-30 W 30 feet to an iron pin in the line of property now or formerly belongint to Burgess, thence with the Burgess Property North 30-18 W 73 feet to an iron pin near a branch, thence with the branch North 54-51 E 136.6 feet to an iron pin, thence still with the branch North 51-32 E 55.7 feet to an iron pin on the northwestern side of Jones Circle, thence with said Circle South 19-23 E 108 feet to an iron pin, thence still with said Circle South 23-30 W 35.5 feet to an iron pin, thence still with said Circle South 53-30 W 63 feet to the point of beginning, and containing 0.40 ac.

THIS is the same property conveyed to the Mortgagor by deed of Robert Bailey, Inc., to be recorded Nerewith.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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