VOI 1475 FALL 497

Law Offices of Brissefp Lathan, Paysseux, Smith and Barbare, P.A. STATE OF SOUTH CAROLINA A MORTGAGE OF REAL ESTATE COUNTY OF GREENVILLE 14 PH 179 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Grace B. Styles

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(hereinalter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 berein by reference, in the sum of Thirteen thousand eighty five and 76/100-----\_\_\_\_\_Dellars (\$ 13,085.76 ) due and payable

according to the terms thereof, said note being incorporated herein by reference

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further stans 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 in ledeed to the Mortgagoe 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 recorpt whereof is hereby achieveleded, has granted, bargain it, 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 unprovements therein, or hereafter constructed thereon, situate, lying and being in the Size of South Carolina, County of Greenville, in Bates Township, being known and designated as Lot No. 40, as shown on plat of property of Ray Styles, known as "LeRoy Park", recorded in the RMC Office for Greenville County in Plat Book Y, page 63, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Walnut Lane, joint corner of Lots Nos. 40 and 41, and running thence with the line of said lots S. 86-45 W. 180 feet to an iron pin; thence N. 3-15 W. 100 feet to iron pin; thence N. 86-45 E. 180 feet to iron pin on the west side of Walnut Lane; thence S. 3-15 E. 100 feet to the point of beginning.

This is the same property conveyed to Russell H. Styles by deed of G. Y. Styles dated August 11, 1956 recorded in the RMC Office for Greenville County in Deed Book 559 at page 363; subsequently, Russell H. Styles conveyed a one-half interest in said property to Grace B. Styles by deed dated August 15, 1961 and recorded in said RMC Office in Deed Book 680 at page 84. Russell H. Styles died testate on September 17, 1971 devising by his Last Will and Testament the above described property to Grace B. Styles. The estate of Russell H. Styles is filed for record in the Probate Court for Greenville County in Apartment 1196, File 21.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

1 STAMP

Together with all and singular rights, members, bered timents, and apportenences to the same belonging to any way madent or agreements, and all of the note, moves, and profets which may arre or be had transferor, and meloding of heating, planters, and lighting fintures now or hereafter a-tacked, occasested, or fated thereto in any manner, a facilities estimated the parties hereto that all this fortune and equipment, other than the Small baseball furniture, he accordend a part of the real estate.

TO HAVE AND TO HOLD, all and suggiste the said promises onto the Montgagor, in tour, soon on and assigns, forever

The Manager constants that it is limitally world of the premier hears, none described in the sample absolute, that it has good right and is Instally activated to sell, courses or encounter the same, and that the product are free and must of all liers and encounterances except as provided herein. The Merigague further committees to warrant and forever defend all and singular the said premoes unto the Mortgague forever, from and against the Mortgagie and all persons whomsoever lawfully claiming the same or any part thereof.

- Art - Charles and Charles