

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1100 PAGE 159

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

GREENVILLE CO. S. C.
AUG 14 11 02 AM 1968
CLLIE TOWNSEND

WHEREAS, we, Wilborn B. Wallace and Bernice Wallace

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY, Piedmont, South Carolina

(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

Eight hundred seventy-eight dollars and 04/100----- Dollars (\$ 878.04) due and payable \$48.78 per month commencing August 22, 1968 and continuing for a period of 18 months; at which time the entire balance is to be paid in full to SOUTHERN BANK AND TRUST COMPANY, Piedmont, South Carolina, its successors and assigns forever,

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

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 Grove Township, known and designated as LOT NO. 2, containing ONE (1) ACRE as shown on plat of property belonging to J L. Wallace according to survey made by W. F. Adkins, June 9, 1958 and described as follows:

BEGINNING at an iron pin in center of a road leading from Grove Station to Greenville, adjoining property now or formerly of Mrs. S. J. Clark; running thence along center of said road, North 18 East 1.58 chains (104.94 feet); running thence along the dividing line of Lots 1 and 2 approximately South 59-3/4 East 6.30 chains (415.80 feet) to the rear corner of Lots 1, 2 and 3; running thence approximately South 7 1/2 West 1.06 chains (70) feet to a new corner; thence along line of property now or formerly of Mrs. S. J. Clark North 66 1/4 West 6.30 chains (415.80 feet) to an ironpin in the center of the road leading from Grove Station to Greenville, the beginning corner.

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 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.

PAID IN FULL & SATISFIED, 100% 10/10/67

Southern Bank and Trust Company
Piedmont, South Carolina

Piedmont

By Wm. W. Merriam

Witness Margaret H. Buckmaster

RECORDED AND INDEXED OF RECORD

12/10/67

Clie Townsend

B. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:30 O'CLOCK A. M. NO. 13542