

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED GREENVILLE CO. S. C.

AUG 0 1 04 PM '69

BOOK 1133 PAGE 489

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS,

William D. Bryson

(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

Three thousand eight hundred fifty - two and 76/100----- Dollars (\$ 3,852.76) due and payable

in monthly installments of \$60.00 each, including principal and interest, the first of said installments being due and payable on Sept. 4, 1969, and a like sum on the corresponding day of each and every calendar month thereafter until the whole of said debt is paid in full.

with interest thereon from date at the rate of 8% per centum per annum, to be paid monthly

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, containing five tenths (.5) of one acre, more or less .

Adjoining Southern Railroad right-of-way, Peden lands, and lot No. 3, and possibly others, having the following courses, to wit :

BEGINNING at a point in center of Southern Railroad at corner of Peden lands and running thence with Peden lands South 40:55 East 377.2 feet to an iron pin in Lindley road ; thence along Lindley road South 66:35 West 92.1 feet to an iron pin at corner of Lot No. 3 ; thence along line of Lot No. 3 North 38.34 West 309 feet to an iron pin in County Road ; thence North 10:45 East 69 feet to beginning corner.

Reference to plat of same made by Charles K. Dunn, Reg. Surveyor on April 10, 1964.

This note and real estate mortgage is given as additional collateral to another real estate mortgage executed simultaneously with this note and mortgage and upon the payment of the other real estate mortgage in full, plus interest, this real estate mortgage will be cancelled.

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.