

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1137 PAGE 71

SEP 17 12 14 PM '69 MORTGAGE OF REAL ESTATE

OLLIE FARNsworth WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, We, John A. Devore and Alma Allen Devore

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank And Trust Company of Greenville, 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 Three Thousand One Hundred Thirty Eight Dollars And Eighty Four Cents Dollars (\$3,138.84) due and payable in Thirty Six (36) equal monthly Installments of Eighty Seven Dollars and Nineteen Cents (\$87.19) commencing the first day of November, 1969, and on the same day of each successive month thereafter until paid in full.

with interest thereon from date at the rate of ~~seven~~ 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 Mortgagee 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, being shown as a 2.75 Acre Tract on a Plat of the Property of Samuel M. Witcher, recorded in Plat Book RRR at Page 25, in the R. M. C. Office for Greenville County, and having according to the said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the corner of other property of Witcher, which iron pin is S. 63-56 W., 377.5 Feet from the intersection of a County Road and St. Mark Road, and running thence with said County Road, S. 63-56 W., 325 Feet to an iron pin in the line of property now or formerly of Loftis; thence with Loftis property, N. 4-45 W., 401.5 Feet to an iron pin; thence N. 66-29 E., 325 Feet to an iron pin in line of other property of Witcher; thence with Witcher property S. 3-44 E., 387.5 Feet to the point of beginning.

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 whatsoever lawfully claiming the same or any part thereof.

1969. P. 11 This 14th day of May, 1971