

MORTGAGE OF REAL ESTATE--Mann, Foster, Ashmore, Greenville, S. C., Justice Building, Greenville, S. C.

FILED
GREENVILLE CO. S. C.
SEP 30 4 48 PM '70
ODDIBLE ARROW OR REVERSE PRESENTS MAY CONCERN:
R. H. C.

BOOK 1168 PAGE 105

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

WHEREAS, I, Cheryl A. Black

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont 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 herein by reference, in the sum of Four Thousand Three Hundred Ninety-four and 52/100-----

----- Dollars (\$4,394.52) due and payable \$122:07 on the First day of each month for thirty-six (36) months beginning November 1, 1970; balance due October 1, 1973;

with interest thereon from maturity only at the rate of eight (8%) per centum per annum, to be paid: / on demand.

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, Town of City View, being known and designated as the front portion of Lot 9 according to plat of White City View recorded in the Office of the R. M. C. for Greenville County in Plat Book E, Page 116, and having the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots 9 and 11 on Y. M. C. A. Street and running thence S. 81-47 W., 90.1 feet to a point; thence N. 0-11 E., 48.8 feet to a point on the joint line of Lots 9 and 7; thence N. 81-47 E., 90.1 feet to the joint front corner of Lots 9 and 7; thence along Y. M. C. A. Street S.0-11 W., 48.8 feet to the point of beginning.

This being the same property conveyed to the Grantor herein by deed of Terrell P. Ayers, dated this 2nd day of September, 1970, and recorded herewith.

This conveyance is made subject to all easements, restrictions and rights-of-way which may be of record in the R. M. C. Office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 and satisfied in full this
3rd day of Dec., 1970*

*First Piedmont Bank & Trust
By: R. L. Bellenger*

*Witnessed
A Joyce Elrod
Ann G. Patrick*

SATISFIED AND CANCELLED OF RECORD
30 DAY OF Dec 1970
Ellie Jarvis
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:27 O'CLOCK A. M. NO. 15117