

MORTGAGE OF REAL ESTATE—Offices of **GREENVILLE CO. S. C.** Attorneys at Law, Greenville, S. C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }FILED
APR 19 10 22 AM '71
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

H. V. STAFFORD (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 herein by reference, in the sum of

NINE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$9,500.00), due and payable in consecutive monthly installments, beginning May 15, 1971, and continuing each month thereafter until paid in full, payments to be in the amount of One Hundred Ninety-Five and No/100 Dollars (\$195.00) each, applied first to interest and then to principal,

with interest thereon from date at the rate of seven and one-half (7½%) 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,

ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, at the Ware Place, designated as Lot No. 2 on plat of same made by John C. Smith, R.L.S., and recorded in Plat Book VV, at Page 8, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at northeast corner of Cooley Bridge Road and an unnamed street and running thence along Cooley Bridge Road N. 37-30 E. 100 feet to an iron pin at front corner of Lot No. 1; thence S. 52-30 E. 150 feet to an iron pin; thence S. 37-30 W. 100 feet to an iron pin; thence along aforesaid unnamed street N. 52-30 W. 150 feet to an iron pin, the point of beginning; being the same lot conveyed to the Mortgagor by deed recorded in Deed Book 668, at Page 202.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.