

MORTGAGE OF REAL ESTATE - *FILED* *Waller, Todd & Mann, Attorneys at Law, Greenville, S. C.* BOOK 1204 PAGE 227
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN,
OLLIE FARNSWORTH
R. M. C.

WHEREAS, JAMES C. GORDON

(hereinafter referred to as 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

Four Thousand Five Hundred and No/100

Dollars (\$ 4,500.00) due and payable

as follows: \$141.02 on the 27th day of September, 1971 and an equal amount on the 27th day of each month thereafter until paid in full. Together with 8% interest payable monthly

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, known and designated as Lot 315, Section 3, Belle Meade as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book GG at page 187 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pine Creek Drive, joint corner of Lots 314 and 315 and running thence with said joint line, N. 8-52 E. 91.7 feet; thence N. 57-52 W. 130 feet to Pine Creek Drive; thence with Pine Creek Drive the following courses and distances: S. 32-08 W. 39.2 feet, S. 6-08 E. 70.1 feet, S. 52-57 E. 75.7, S. 77-0 E. 50 to the beginning point.

This is a second mortgage junior to the lien of that mortgage in favor of C. Douglas Wilson and Company dated April 7, 1964, recorded in Mortgage Book 954, Page 425.

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.