Aug 30 12 02 PH '71 BOOK 1204 PAGE 475 MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & MCPHERSON, Attomeys at Law OLLIE FARN SWORTH S. C. - Greer, S. C. STATE OF SOUTH CAROLINA R.M.C. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Albert L. Gray WHEREAS.

(hereinefter referred to as Mortgagor) is well and truly indebted un to Southern Bank & Trust Co.

(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 & ---- Dollars (\$4,394.52--) due and payable

in thirty-six (36) monthly installments of One Hundred, Twenty Two, & 07/100ths (\$122.07) Dollars commencing on the 22nd day of September, 1971, and on the same date of each successive month thereafter until paid in full.

## *ЪВЕКЕВКЕНИЙЫ БЕРЕЧИНЫ* БИККККККИКИКИКИКИКОПОРОВИНИСИНИЙ КИ

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 Mortgages, 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 granied, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-

"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, City of Greenville, being known and designated as Lot 69, Magnolia Acres, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Fleetwood Drive, joint front corner lots 68 and 69, and running thence N. 8-41 W. 175 feet to an iron pin; thence N. 68-50 E. 62 feet to an iron pin, joint rear corner lots 69 and 70; thence S. 21-10 E. 172 feet to a concrete monument on Fleetwood Drive, joint front corner lots 69 and 70; thence along Fleetwood Drive S. 68-50 W. 60 feet and S. 69-58 W. 39.8 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by Deed of Edgar W. Teasley dated December 22, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 689 at page 181 on December 27, 1961.

Together with alleand singular rights, members, herditaments, 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 thereform, 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 Moygagor covenants that it is lawfully saized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfylly authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances rovided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the forever, from and against the Mortgagor and all persons whomsoever fawfully claiming the same or any part-thereof.