

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1205 PAGE 197

MORTGAGE OF REAL ESTATE

SEP 2 2 30 PM 1953
OLLIE FARNSWORTH
R. M. C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ~~Katherine~~ Katherine Carpenter Sales (formerly Katherine Carpenter)

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
(Fountain Inn, S. C., Branch)

(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 Six Hundred Seventy-Four & 10/100 - - - -

Dollars (\$ 674.10) due and payable
as follows: \$37.45 on the 16th day of each succeeding month thereafter until
paid in full.

with interest thereon from ~~date~~ maturity 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, on the East side of the Cooley Bridge Road and having the following metes and bounds, to-wit:

BEGINNING at a pin in the center of the said road, corner of lot owned by Bessie Avery; thence N. 74-35 E. 455 feet to a stone; thence N. 8-00 W. 297 feet to a maple on or near branch; thence S. 74-15 W. 530 feet to the center of Cooley Bridge Road; thence with the center of Cooley Bridge Road, S. 21-00 E. 295.5 feet to the beginning corner, and containing 3.32 acres, more or less, less, however, a lot of land conveyed by the Mortgagor to Charles Avery on the 23rd day of April 1953, containing 1/2 acre, more or less, adjoining lands of Holley, and the within mortgaged premises, having dimensions of 75 feet along the Cooley Bridge Road and running back 290 feet and being 75 feet wide in the rear. This mortgage covers the balance and remainder of the original tract of land and containing 2.82 acres, more or less, which this mortgage covers.

The original tract of land was surveyed by W. J. Riddle, Surveyor, October 26, 1943 and is shown as Tract No. 1 of the George W. Arnold land, being conveyed to the mortgagor by deed of Alvin D. Avery on the 9th day of November 1948, said deed of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 365, page 326. The deed from the mortgagor to the said Charles Avery to the 1/2 acre, more or less, lot is of record in said Office in Deed Book 477, Page 61.

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 whomsoever lawfully claiming the same or any part thereof.