MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & MCPHERSON, Attomeys at Law Greenville, S. C. - Greer, S. C.

800K 1207 PAGE 265

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE REENVILLE CO. S. C. WHOM THESE PRESENTS MAY CONCERN:

SEP 21 3 58 PK 171

WHEREAS,

Helen Okline AthernorTH

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

(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 Seven Thousand, Two Hundred, Sixty Three & No/100ths---- Dollars (\$ 7,263.00) due and payable

in thirty (30) equal monthly installments of \$242.10 commencing on the 15th day of Ocrosee , 1971, and on the same date of each successive month thereafter until paid in full.

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 assassments, 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 Mortgagoe 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 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, on the Northwestern side of Wedgewood Drive, being shown as Lot No. 21 on a Plat of NORTH MEADOW HEIGHTS, made by Piedmont Engineering Service, dated February 22, 1951, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book W, page 183, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Wedgewood Drive at the joint front corners of Lots Nos. 20 and 21, and running thence N. 27-46 W., 182.8 feet to an iron pin; thence S. 62-24 W., 30.2 feet to an iron pin at the corner of Lots 21 and 24; thence S. 41-02 W., 43 feet to an iron pin at the joint rear corners of Lots Nos. 21 and 22; thence S. 27-46 E., 167.2 feet to an iron pin on Wedgewood Drive; thence along the Northwestern side of Wedgewood Drive, N. 62-14 E., 70 feet to an iron pin, the beginning corner.

Together with all and 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 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 selzed of the premises hereinabove described in fec 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 fawfully claiming the same or any part thereof.