

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

BOOK 1218 PAGE 375

JAN 5 3 24 PM '72 MORTGAGE OF REAL ESTATE

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

WHEREAS, Edwin A. Babb and Leslie S. Babb

(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

Seven Thousand and No/100 ----- Dollars (\$ 7,000.00) due and payable

In monthly installments of \$141.94, beginning on the 15th day of February, 1972, and continuing on the like day of each month thereafter until paid in full. Payment to be applied first to interest and balance to principal.

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, in the Town of Mauldin, known as Lots 2 and 3 in accordance with plat made for C. D. Christopher, recorded in Plat Book 00 at Page 226, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of East Butler Avenue at the intersection with a new street and running thence along the edge of said new street, S. 39-28 E., 175.9 feet to an iron pin; thence S. 44-56 W., 162.7 feet to an iron pin; thence N. 45-04 W., 175 feet to an iron pin on the edge of East Butler Avenue; thence along East Butler Avenue, N. 44-56 E., 180 feet to the point of beginning and being the same property conveyed to to the Mortgagor by Deed recorded in the R. M. C. Office for Greenville County in Deed Book 673, Page 201.

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.