

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, S. C.
MORTGAGE OF REAL ESTATE
BLUEFARMSWORTH, S. C.

WHEREAS L. PRESTON, MERCHANT
(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 NINETEEN THOUSAND SEVEN HUNDRED EIGHTY-SIX AND 80/100ths Dollars (\$19,786.80) due and payable 120 days from date

with interest thereon from date at the rate of eight per centum per annum, to be paid at maturity

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 Southerly side of South Pleasantburg Drive (also known as S. C. Highway No. 291) in or near the City of Greenville, being known and designated as a portion of Lots Nos. 27, 28 and 29 as shown on a plat entitled "Paramount Park", prepared by Piedmont Engineering Service, dated July, 1949, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W at page 57, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southerly side of South Pleasantburg Drive (also known as S. C. Highway No. 291) at the joint front corner of the premises herein described and property heretofore conveyed to the mortgagor, said iron pin being S. 46-41 W. 15.8 feet from the joint front corner of Lots Nos. 27 and 28, and running thence with a line through Lot No. 27 and other property of the mortgagor herein S. 43-15 E. 125.7 feet to an iron pin in the rear line of Lot No. 42; thence with the rear line of Lots Nos. 42, 41 and 40 N. 46-45 E. 100 feet to a point in the joint rear line of Lots Nos. 40 and 29; thence with a line through Lot No. 29 N. 43-15 W. 126.2 feet, more or less, to a point on the Southerly side of South Pleasantburg Drive (also known as S. C. Highway No. 291); thence with the Southerly side of South Pleasantburg Drive (also known as S. C. Highway No. 291) S. 46-41 W. 100 feet to the point of beginning.

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.