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GREENVILLE, CO. S. C.

BOOK 1227 PAGE 93

MORTGAGE OF REAL ESTATE—Office of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

MAR 28 3 56 PM '77  
OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Edward J. Allen

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

Five Thousand Seven Hundred Thirty-one and no/100 DOLLARS (\$ 5,731.00 ), with interest thereon from date at the rate of  $7\frac{1}{2}$  per centum per annum, said principal and interest to be repaid: \$82.00 per month including principal and interest at the rate of  $7\frac{1}{2}$ % per annum with the first payment due May 8, 1972 and a like payment due on the 8th day of each month thereafter until paid in full, payments to be applied first to interest, then to principal

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 Gantt Township, being known and designated as Lot No. 15 on Oakvale Terrace, according to plat made by Pickell and Pickell, March 1946, recorded in Plat Book M at Page 151 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Highway 20 (formerly Highway 29), at joint front corner of Lots 15 and 16, which pin is 267 feet north of the intersection of Highway 20 and an unnamed street, and running thence with joint line of said lots, S. 72-45 E. 200 feet to an iron pin; thence along rear line of Lot No. 21, N. 18-30 E. 100 feet to an iron pin, joint rear corner of lots 14 and 15; thence with joint line of said lots N. 72-45 W. 200 feet to an iron pin on the eastern side of Highway 20; thence with said Highway, S. 18-30 W. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of W. T. Freeman and Ella Mae T. Freeman to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.