GREENVILLE OO. S. C.

BOOK 1228 PAGE 529

STATE OF SOUTH CAROLINA

GREENVILLE

LAPR 10 3 59 PH '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Shelby J. Tate and Wendell J. Tate

(hereinafter referred to as Mortgager) is well and truly indebted un to Southern Bank and Trust Company

(hereinafter referred to as Mortgages) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in she sum of Twenty five Hundred, thirty-five and 84/100 Dollars (\$2,535.84 ---) due and payable in thirty-six (36) monthly installments of Seventy and 44/100 (\$70.44) Dollars commencing on the 1st day of May, 1972, 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 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 Mortgager 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 place, 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 Bates Township, being shown and designated as Lot No. 10 on a map of Laurie Forest, near Renfrew, South Carolina, Greenville County, made by J. C. Hill, Surveyor, dated January 5, 1951, revised May 1960 and November 1960, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book MM, at Page 181. For a more accurate description, reference is craved to said plat.

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 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 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. No. of the last of