

STATE OF SOUTH CAROLINA GREENVILLE CO. S; C.

BOOK 1233 PAGE 257

COUNTY OF GREENVILLE 15 3 44 PM '72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, Lucille Sheehan

(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 Two Thousand, Four Hundred Eighty and 40/100-----

----- Dollars (\$ 2,480.40) due and payable in thirty-six (36) monthly installments of \$68.90 each, commencing on the first day of June, 1972 and on the same date of each successive month thereafter until paid in full,

with interest thereon from date at the rate of 12.82 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, on the eastern side of Stratford Road, being known and designated as Lot No. 91 on a plat entitled "South Forest Estates", dated August 29, 1955, by Pickell & Pickell, Engineers, said plat being recorded in Greenville County Plat Book GG, at page 181, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Stratford Road at the joint front corner of Lot 91 with Lot 92 and running thence with the joint line of said lots N. 84-41 E. 139.2 feet to a point on the joint rear line with Lot 67; thence with the joint rear line of Lot 67 and 68 S. 5-19 E. 100 feet to an iron pin in the joint rear corner with lot 90; thence with joint line of Lot 90 S. 84-41 W. 139.2 feet to a point on the eastern side of Stratford Road; thence with the eastern side of Stratford Road N. 5-20 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.