

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 7 11 01 AM '72

WHEREAS, ANDY CARTER, ELIZABETH RIDDLE
R.M.C.

(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 THIRTEEN THOUSAND NINETY FOUR DOLLARS & 76/100 Dollars (\$ 13,094.76) due and payable

in 84 monthly installments of \$155.89 commencing on the 15th day of August, 1972 and on the same date of each successive month thereafter until paid in full.

with interest thereon from maturity 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, being known and designated as Lots 32 and 33 on a Plat of Wynette Estates by Pickell and Pickell, Engineers, dated July 24, 1953, and being recorded in the RMC Office for Greenville County in Plat Book EE, page 37, and being more particularly described in accordance with said plat, to-wit:

LOT 32: BEGINNING at an iron pin at the joint front corners of Lots 32 and 33 and running thence with the joint line of said lots, N. 88-21 W. 199.95 feet to an iron pin at the rear corner of Lots 30 and 31; thence running with the rear line of Lot 31, N. 5-49 E. 90 feet to an iron pin on Willimon Avenue; thence running with said Avenue, S. 88-31 E. 200 feet to an iron pin on Wyoming Avenue; thence running with said Avenue, S. 5-51 W. 90 feet to the point of beginning.

LOT 33: BEGINNING at an iron pin on Wyoming Avenue, at the joint front corner of Lots 33 and 34 and running thence along the line of said lots N. 88-31 W. 199.9 feet to an iron pin at the rear corner of Lots 29 and 30; thence with the rear line of Lot 30, N. 5-49 E. 90 feet to an iron pin at the rear corner of Lot 32, and running thence with the line of said lot, S. 88-31 E. 199.95 feet to an iron pin on Wyoming Avenue; thence with said Avenue, S. 5-51 W. 90 feet to an iron pin at 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.