

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUL 28 12 18 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE

R.M.C.

WHEREAS, Donald C. Bedford and Doris G. Bedford,

(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 Two Thousand Five Hundred Eleven and no/100-----
Dollars (\$2,511.00) due and payable

in thirty-six (36) equal monthly installments of Sixty-nine and 75/100 (\$69.75) Dollars per month, the first payment being due September 1, 1972, and a like amount each month thereafter until paid in full

with interest thereon from date at the rate of 7% add-on per centum per annum, to be paid:

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 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, on the western side of Maco Terrace being known and designated as Lot 20A of Property of Central Realty Corporation according to a Plat of said property made by Pickell & Pickell, Engineers, recorded in Plat Book P, Page 7, in the R.M.C. Office for Greenville County and being dated March 13, 1946, having according to said Plat the following metes and bounds, to-wit: BEGINNING at a point on the Western side of Maco Terrace at the joint corner of said Maco Terrace and Ackley Road and running thence with Maco Terrace S. 36-05 E. 75 feet to a point on Maco Terrace joint corner of Lots 20A and 21A; thence with the joint line of said Lots 20A and 21A S. 54-03 W. 100 feet to a point, joint corner of Lots 20A and 20B; thence along the joint line of said lots 20A and 20B N. 36-05 W. 92.5 feet to a point on Ackley Road; thence running along the line of said Ackley Road, N. 65-15 E. 101.5 feet to the point of beginning, joint corner of said Ackley Road and Maco Terrace.

ALL that certain lot of land situate, lying and being in Greenville County, South Carolina, on the South side of Ackley Road being shown and designated as Lot 20B of Property of Central Realty Corporation according to a Plat of said property made by Pickell & Pickell, Engineers, and being dated March 13, 1946, having according to said Plat the following metes and bounds, to-wit: BEGINNING at a point on Ackley Road 101.5 feet from the intersection of Ackley Road and Maco Terrace which said point is the joint corner of Lots 20A, now in the name of said Donald C. Bedford and Doris G. Bedford, and Lot 20B, the lot herein described, and running thence with the joint line of said lots 20A and 20B S. 36-05 E. 92.5 feet; thence with the joint line of Lots 21A and 20B S. 54-03 W. 45 feet to a point joint rear corner of said Lots 21A and 20B; thence N. 36-05 W. 100 feet to a point on said Ackley Road; thence along the said Ackley Road N. 65-15 E. 46.5 feet to a point on the said Ackley Road which is the joint corner of Lots 20A and 20B the beginning corner.

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.