

MORTGAGE OF REAL ESTATE FILED
GREENVILLE CO. S. C.

Robert M. Bell
110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 29 3 36 PM '72

MORTGAGE OF REAL ESTATE

BOOK 1246 PAGE 565

ELIZABETH RIDDLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lonnie Reid and Calvin Reid

(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 Three Thousand One Hundred and No/100-----

-----Dollars (\$ 3,100.00) due and payable

in 36 equal monthly installments of \$108.11, until paid in full.

with interest thereon from date at the rate of 6.7520 per centum per annum, to be paid: annually

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, Oaklawn Township, containing 4.3 acres, more or less, as shown on a plat of Clifford C. Jones, Surveyor, dated April 15, 1972, and having the following metes and bounds, to-wit:

Beginning at an iron pin corner in the center of Old Hundred Road and running thence along Old Hundred Road S. 77-15 W. 356 feet to a corner; thence N. 26-15 W. 300 feet to an old stone; thence N. 33-01 E. 442.9 feet to an iron pin corner; thence S. 36-56 E. 325 feet to an iron pin corner; thence S. 8-30 E. 304.8 feet to the beginning point.

The property being bounded on the east by other lands of the Grantor herein, on the west by lands of Hopkins and Campbell, and on the south by Old Hundred Road.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.