

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE, GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1271 PAGE 47

FILED

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, I, CLARENCE COURTNEY LIPSCOMB, JR.,

(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

-----Seven Hundred and Fifty Dollars (\$ 750.00-----) due and payable

on March 27, 1974

with interest thereon from date at the rate of 8% per centum per annum, to be paid: Quarterly

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, with any improvements thereon situate on the Northwest of Glenn Road, shown as a portion of Lot 26, of Block A, on a plat of Glenn Farms, made by H. S. Brockman, Surveyor, August 26, 1943, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 3 at pages 70 and 71 and having according to said Plat and a survey made by R. B. Bruce, Surveyor, October 6, 1959, the following metes and bounds, to wit:

According to the description of adjoining properties, the tract is described as follows: BEGINNING at the joint corner of Lots 26 and 27 and the property previously conveyed by grantor to Veatrice E. Gordon and Nelease Gordon, said deed having been recorded in Deed Book 598 at Page 137, thence running with the common boundary with the Gordon property N. 87-30 E. 141 feet to an iron pin at the joint corner of Lots 26 and 25 and the Gordon property; thence with the common boundary of Lot 25 S. 32-45 E. 230.7 feet to an iron pin at the joint corner of Lots 26 and 25 and the property previously conveyed by grantor herein to George Moore, said deed having been recorded in Deed Book 504 at Page 505, thence running with the common boundary of the Moore property S. 68-34 W. 104.9 feet to an iron pin at the joint corner of Lots 26 and 27 and the Moore property; thence running with the common boundary of Lot 27 N. 34-30 W. 289.6 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed of Jeanne D. Threatt, said deed having been recorded in Deed Book 971 at Page 317 in the R. M. C. Office for Greenville County.

I solemnly swear that I saw the documentary stamps for \$.32 affixed to the Note.

Michie L. Stetson

Witness: Sam J. Hall

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.