

FILED
GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE—Office of Hubert E. Nolin, Attorney at Law, Greenville, S. C.

BOOK 1274 PAGE 721

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Richard F. Hughes

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company, Piedmont, S. C.

(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 three hundred sixty-three and 36/100-- Dollars (\$ 3,363.36) due and payable in monthly installments of \$68.00 each, including principal and interest, to be first applied to interest and the balance to principal, the first of these due and payable on June 15, 1973, with a like amount due on the same day of each month thereafter until entire amount is paid in full.
with interest thereon from _____ date 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, in Grove Township, lying north of Grove Station, being known and designated as Lot No. 3 of the property of W. M. Guest and I. N. Moody according to a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book S, at page 187, and having according to said plat, the following metes and bounds, to - wit :

BEGINNING at an iron pin on the East side of a road at the joint front corner of Lots 3 and 4, and running thence along the line of Lot 4, in a Northeasterly direction, 165 feet to an iron pin at the joint corner of Lots 15 and 16; thence along the rear line of Lot 16, S. 16 E. 90 feet to the joint rear corner of Lots 16 and 17; thence in a southwesterly direction, along the joint line of Lots 2 and 3, 152 feet to an iron pin on the East side of said road at the joint front corner of said lots; thence along the East side of said road, N. 24-24 W. 90 feet to the point of beginning.

This is the same property conveyed by deed of W. M. Guest and Mary E. Elrod, individually and as Administratrix and Trustee under the will of I. N. Moody, deceased, deed dated December 15, 1950 and recorded in the Office of the R. M. C. for Greenville County in Book 425 of Deeds, page 241.

Personally appeared before me James W. May, Jr. who under his own oath states that he was present at the closing of the within transaction as loan officer, that the full consideration thereof is of his own knowledge the sum of \$3,363.36, and that he saw the statutory amount of South Carolina documentary stamps affixed to the note which this mortgage secures.

Given under my hand and seal this 27th day of April, 1973.

Margaret A. Bucklester
Notary Public for South Carolina
My commission expires 7/24/79

James W. May, Jr.
James W. May, Jr.

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 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.