

AFFIDAVIT
FILED
GREENVILLE, S. CAROLINA
COUNTY OF GREENVILLE
JUL 13 1964
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1284 PAGE 487

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

WHEREAS, I, Ines Gouge, of the County and State aforesaid,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Greenville, South Carolina,

(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 Four Thousand (\$4,000.00) and No/100 Dollars (\$4,000.00) due and payable in monthly installments of \$72.00 each on the First Day of each Month hereafter until the principal and interest are fully paid, each payment to be applied first to payment of interest and then to payment of principal,

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: monthly, as amortized, and

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, Bates Township, at the northeastern corner of Hemlock Street and Thomas Drive, being shown and designated as Lot No. 6 on a revised plat of the property of John and Lynell Peterson made by Terry T. Dill and recorded in Plat Book PP at page 85, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the eastern side of Hemlock Street, at the joint front corner of Lots 5 and 6, and running thence with the line of Lot 5, N. 53-15 E. 125 feet to point in line of Lot 7; thence with the line of Lot 7, S. 41-45 E. 100 feet to an iron pin on the northern side of Thomas Drive; thence with the northern side of Thomas Drive, S. 48-15 W. 95.9 feet; thence with the curve of the intersection of Thomas Drive and Hemlock Street in a northwesterly direction 25 feet to pin on Hemlock Street; thence continuing with the eastern side of Hemlock Street, N. 45-15 W. 85 feet to the point of beginning. Being the same property conveyed to the mortgagor by R. D. Lunsford on August 7, 1964, deed to same recorded in Deed Book 810, page 347.

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.