

OCT 19 2 32 PM '73

STATE OF SOUTH CAROLINA DOONIE S. TANKERSLEY
COUNTY OF COUNTY R.H.C.

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

WHEREAS, WE, THOMAS A. MOSLEY, SR. and JANIE MARIE MOSLEY

(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 FORTY-SEVEN THOUSAND and 00/100

Dollars (\$ 47,000.00) due and payable

Thirty-Six (36) months after date, to be paid in monthly installments of One Thousand Five-Hundred Twenty-Four and 63/100 (\$1,524.63) Dollars

with interest thereon from date at the rate of 10.05% per centum per annum, to be paid: within 3 years and if not fully paid within said time, then interest on balance due shall be at the rate of 8% per annum.

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, and City of Greenville, on the Laurens Road, in what is known as Hampton Annex and being known as Lot #2 and 3, on plat made by C.M. Furman, Engineer, which plat is recorded in the R.M.C. Office for said County, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Laurens Road and Darwin Avenue and running thence with Laurens Road in a northerly direction 50.1 feet to the corner of Lot #2; thence in a southeasterly direction 151.3 feet to a ten-foot alley; thence along said ten-foot alley 50 feet to Darwin Avenue; thence along said Darwin Avenue 148.7 feet to the beginning corner.

ALSO, beginning at the southwest corner of Lot #3, at a point adjoining Lot #1, and running thence in a northerly direction 156.1 feet along the line of Lot #1, to a 10 foot alley; thence along the said 10 foot alley 50 feet; thence in a southerly direction along the line of Lot #3, 151.3 feet to a corner adjoining Lot #3; thence along the line of Laurens Road 50.1 feet, to the point of beginning.

THIS is the same property conveyed to the mortgagors by deeds dated September 25, 1972.



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.

RECORDED

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