

North St  
Greenville, S.C.

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GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE - Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S.C. BOOK 1385 PAGE 236

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
JULIE TANKERSLEY  
R.M.C.

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

WHEREAS, WILLIAM M. LANDRETH and MARY B. STATON

(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 Twelve Thousand and no/100 -----  
-----Dollars (\$ 12,000.00 ) due and payable

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in equal monthly installments of \$152.02 each on the 15th day of each and every month commencing January 15, 1977 with the balance due ten years from date; payments applied first to interest, balance to principal

with interest thereon from date at the rate of Nine(9%) 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:

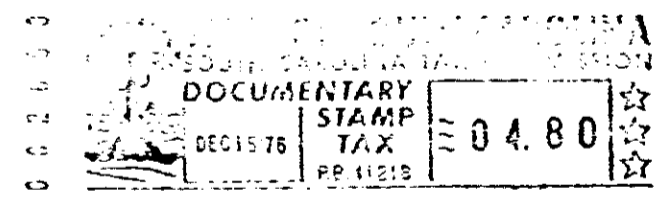
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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:

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"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, on the southerly side of West Earle Street, being shown as Lot M on Map 5, of the Property of Mountain City Land & Improvement Company, on plat thereof recorded in the RMC Office, said County in Deed Book WW at Page 605 , and having the following metes and bounds, to-wit:

BEGINNING at a stake on the southerly side of West Earle Street at corner of Lot L, and running thence with the southerly side of West Earle Street, S. 84 1/2 E. 54 1/3 feet to a stake; running thence S. 5 1/2 E. 200 feet to a stake; running thence N. 84 1/2 W. 54 1/3 feet to a pin at corner of Lot L; running thence with the line of Lot L, N. 5 1/2 E. 200 feet to the beginning corner.

Being the identical property conveyed to Mortgagors by deed of Gerald E. Golding dated August 11, 1976 recorded in said RMC Office in Deed Book 1041, at Page 516.



Together with all and singular rights, members, herditaments, 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.

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