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MORTGAGE OF REAL ESTATE -

BOOK 1415 PAGE 402

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
FILED
GREENVILLE CO. S. C.
MAY 9 2 45 PM '77
GONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Joe T. Stephens

(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

Seven thousand nine hundred ninety -two and 16/100-- Dollars (\$ 7,992.16) due and payable in monthly installments of \$165.00 each , to be applied first to interest with balance to principal, the first of these due on December 5, 1977 with a like amount due on the 5th day of each calender month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 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:

"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

All that parcel or lot of land , with improvements thereon , in the Town of Piedmont, County of Greenville, State of South Carolina, located on Orr Hill Street of said town , and being designated as Lot No. 2 on plat prepared by Dalton & Neves, Engineers, in April, 1964 as property of " Piedmont Water & Sewer District " and being a portion of a larger lot formerly shown as Lot. No. 36 of Piedmont Mfg. Co. on plat prepared by Dalton & Neves, Engineers, in March , 1950 and recorded in the R.M.C. Office for Greenville County , South Carolina in P at Book X at page 88 , and being more particularly described , according to the plat first mentioned above , as follows :

BEGINNING at an iron pin on the Southwestern side of Orr Hill Street , the joint corner with Lot No. 1 as shown on said plat and running thence along the line of Lot No. 1 S . 59-00 W. 150 feet to an iron pin ; thence N. 31-00 W. 117.2 feet to an iron pin ; thence N. 59-00 E. 150 feet to an iron pin on the Southwestern side of Orr Hill Street ; thence with the side of said street , S. 31-00 E. 117.2 feet to an iron pin , the point of beginning .

This is the same property conveyed by deed of Piedmont Sewer and Light District of Anderson and Greenville Counties (formerly designated as Piedmont Water, Sewer and Light District) , deed dated October 28 , 1965 , recorded in the Office of RMC for Greenville County in Volume 786 , Page 01 .

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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 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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