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MORTGAGE OF REAL ESTATE

VOL 1470 PAGE 527

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
MORTGAGE OF REAL ESTATE
GREENVILLE CO. S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUN 18 1 08 PM '79
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Garfield Hall

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST, CO.

(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

Five Thousand Sixty Four and 23/100

Dollars (\$ 5,064.23) due and payable

with interest thereon from DATE at the rate of 13.34 per centum per annum, to be paid: as per term of note.

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:

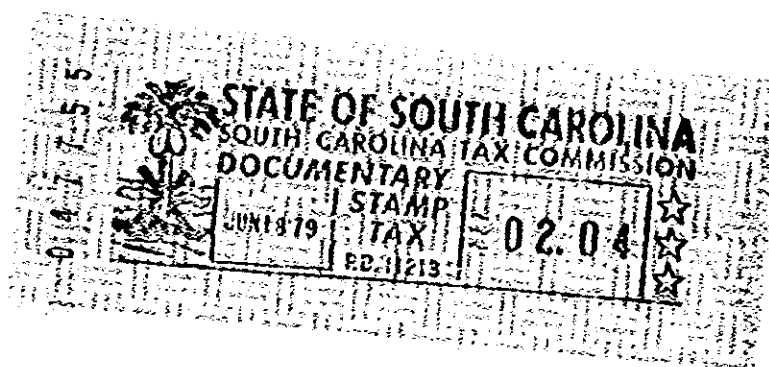
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, about two miles east of Greenville Court House, being lots Nos. 38 and 39 in Block A of Jefferson Heights, a subdivision of land represented by a plat which is recorded in Plat Book C at Pages 34 and 35, in the RMC Office for Greenville County, and having together the following metes and bounds, to-wit:

BEGINNING on the west side of Second Avenue at corner of Lot No. 37, thence with Second Avenue, S 0-30 W 51 feet to the corner of Lot No. 40 on said Second Avenue; thence with the line of Lot No. 40 S 81-40 W 87.5 feet to the corner of Lots Nos. 40, 14 and 15; thence with the rear line on Lots Nos. 14 and 13, N 0-30 E 51 feet to corner of Lots Nos. 12, 13, and 37; and thence with the line of Lot No. 37, N 81-40 E 87.5 feet to the beginning corner.

This is the property conveyed to Garfield Hall by George Hall by Deed dated April 5, 1947, recorded at Greenville County RMC Office, Volume 317, Page 66.

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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.

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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