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MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C.

VOL 1470 PAGE 133

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 20 2 25 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, James E. Carter and Jerrell D. Carter

(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 **Thirteen thousand twenty six and 60/100**-----
-----Dollars (\$13,026.60) due and payable

according to the terms thereof, said note being incorporated herein by reference

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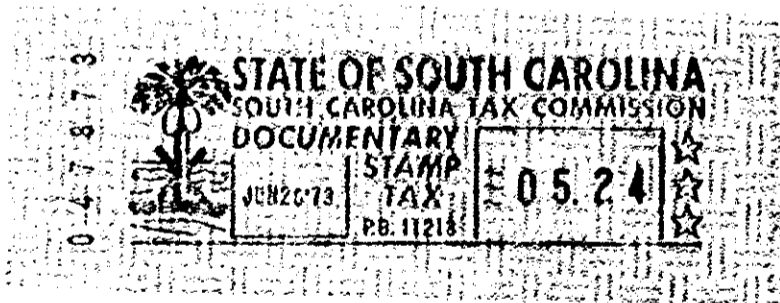
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, on the northwestern side of Marchant Street near Monaghan Mills, and known and designated as Lot 13, as shown on a plat entitled "Monaghan Subdivision, Greenville, S. C." made by Piedmont Engineering Service, Greenville, S. C. August 9, 1954, and recorded in the RMC Office for Greenville County in Plat Book GG at pages 86 and 87, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Marchant Street at the joint front corner of Lots 12 and 13 and running thence with the line of Lot 12, N. 23-02 W. 174.7 feet to an iron pin in the rear line of Lot 23; thence with the rear line of Lot 23 S. 67-43 W. 26 feet to an iron pin at the joint rear corner of Lots 22 and 23; thence with the rear line of Lot 22 S. 64-29 W. 71.1 feet to an iron pin at the joint rear corner of Lots 13 and 14; thence with the line of Lot 14, S. 28-35 E. 175 feet to an iron pin on the northwestern side of Marchant Street; thence with the northwestern side of Marchant Street N. 65-12 E. 79.6 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed from Spencer M. Gregory and Marjorie D. Gregory by dated March 8, 1965 and recorded in the RMC Office for Greenville County in Deed Book 771 at page 98.



The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

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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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