

MORTGAGE OF REAL ESTATE -

FILED

GREENVILLE CO. S. C.

VIA 1473 FALL 916

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

11 53 AM '79

MORTGAGE OF REAL ESTATE

DONNE STANKERSLEY R.M.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Geraldine Welch

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company at 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 AND NO/100 - - - - - Dollars (\$ 7,000.00) due and payable

in QUARTERLY payments of \$583.33, Plus Interest, beginning October 15, 1979 and to continue in quarterly payments of \$583.33, plus interest, until paid in full

with interest thereon from date at the rate of 11% per centum per annum, to be paid: QUARTERLY

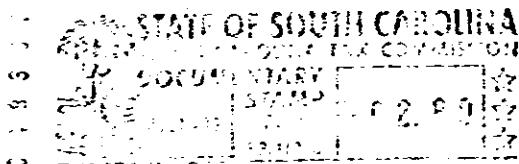
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Eastern side of Buncombe Street in the City of Greenville and known and designated as Lot 13, Section 5, Page 31 of the City Block Book and being more particularly described by metes and bounds as follows:

Beginning at an iron pin on the Eastern side of Buncombe Street, at corner of lot now or formerly owned by A. N. Wood and running thence with line of said lot, N. 55-3/4 East 195 feet to iron pin; thence N. 34-1/4 West 52.5 feet to iron pin, corner of lot formerly conveyed by J. Milton Williams to C. S. Cox; thence with line of said lot, S. 56 West 195 feet to pin on Buncombe Street; thence with the Eastern side of Buncombe Street S. 34-1/2 East 52.7 feet to point of beginning.

This being the same property conveyed to the Mortgagor by deed of Augusta Welch recorded in the RMC Office for Greenville County on July 29, 1948 in Deed Book 354, at page 318. See also deed recorded on May 8, 1945 in Deed Book 275, at page 183.



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, executors and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafore 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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