

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

OLLIT

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WHEREAS, I, Mattie Lark

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(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

Two Thousand One Hundred Twenty-two and 82/100 Dollars (\$ 2,122.82) due and payable

Payable in thirty-six monthly payments of \$58.97 each beginning September 30, 1962 and continuing each month until paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid in advance

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, Grove Township, being bounded on the North by

Burgess, on the East by Dyer and on the South and West by other lands of Frank Thacker, containing 0.61 acre, more or less, and being more particularly described according to plat of John C. Smith, Surveyor, dated April 24th, 1961 as follows, to wit:

BEGINNING at an iron pin on line of Burgess at intersection of a treated drive and an old road line, the Northeastern corner of the tract herein described, thence South 20-30 West 237 feet with center of old road to an iron pin; thence leaving old road and crossing a treated drive North 60-47 West 123.4 feet to an iron pin; thence North 17-30 East 170 feet to an iron pin on the North side of a treated drive at line of Burgess; thence with Burgess line South 89-30 East 142 feet to the BEGINNING point; this being a portion of the 15.90 acre tract conveyed to Frank Thacker by W. L. Dyer, by deed dated December 29, 1949 of record in Volume 399, at page 61 in the office of the R. M. C. for Greenville County, South Carolina."

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