

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

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BOOK 1196 PAGE 467

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R.M.C.

WHEREAS, LEVI J. LAWSON AND HELEN LAWSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND 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 FOUR THOUSAND TWO HUNDRED FIFTY AND NO/100

Dollars (\$4,250.00) due and payable at the rate of One Hundred Three and 77/100 (\$103.77) Dollars per month with the first payment due August 1, 1971 and subsequent payments due on the first day of each month thereafter until paid in full, with payments first applied to interest, and balance to principal

with interest thereon from date at the rate of eight 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 Greenville, in Fairview Township, shown as the 7.41 acre tract of J. E. Russell on a plat entitled "Property of James Robert Gault" by Campbell and Clarkson, dated April 6, 1968, which plat is recorded in the RMC Office for Greenville County in Plat Book ZZZ at page 7, and has, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in the center of Richardson Road and running thence S. 61-45 E. 1,055.2 feet to an iron pin; thence N. 29-15 E. 211.5 feet to an iron pin; thence with line of Gault, N. 50-19 W. 996.75 feet to a point in the center of Richardson Road; thence S. 48-13 W. 100 feet to a point in said Road; thence continuing with the center of said Road, S. 36-52 W. 318.7 feet to the point of beginning, containing 7.41 acres, more or less. This being the same property conveyed to the mortgagors by deed of James E. Russell and Mary K. Russell to be recorded herewith.

ALSO:

ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Highway No. 14 in the Town of Simpsonville and running along Highway No. 14, S. 2-32 E. 100 feet to an iron pin on property line of John W. Gresham; thence running along property line of John W. Gresham, 145.2 feet E. 25-87 S. to an iron pin; thence W. 2-32 S. 100 feet to an iron pin; thence S. 87-25 W. 145.2 feet to the beginning corner. This being the same property conveyed to Levi Lawson by deed of L. R. Richardson recorded in the RMC Office for Greenville County on March 26, 1965 in Deed Book 770 at page 113.

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