

GREENVILLE CO. S. C.

BOOK 1214 PAGE 277

MORTGAGE OF REAL ESTATE—Officers ^{Nov 22 9 58 AM '71} ~~W. L. Leatherwood, Walker, Todd & Mann~~, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dale L. Hazlewood and Barbara Bragger

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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

Forty Thousand and No/100-----Dollars (\$ 40,000.00) due and payable

Four Hundred Fifty-four and 20/100 (\$454.20) Dollars thirty (30) days from date, and a like amount each month thereafter until paid in full, payments to be applied first to interest and balance to principal,

with interest thereon from date at the rate of 6-1/2% 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, being known and designated as Lot No. 3 according to a plat of property of Gower Manufacturing Company to be conveyed to Blue Ridge Corporation, prepared by George T. Bryan, Jr., L.S., dated 8/24/57, and recorded in the R. M. C. Office for Greenville County in Plat Book GG, page 195, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of the right of way of the Furman Hall Road, and the right of way of the P & N Railroad, and running along the right of way of the Furman Hall Road N. 28-25 E. 290 feet to an iron pin at the joint corner of Lots No. 2 and 3; thence along the common line of said lots, S. 58-05 E. 315 feet to an iron pin at the intersection of Lots No. 3 and 6; thence S. 28-25 W. 110.18 feet along the common line of Lots No. 3 and 6 to an iron pin on the right of way of the P & N Railroad; thence in a southwesterly direction along the line of said right of way of the P & N Railroad, 354 feet, more or less, to an iron pin, the point of beginning.

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.