

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN
L. A. B. RIDDLE
R.H.O.

WHEREAS, I, Ruth H. Gilliam

(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 Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand Six Hundred Eighty-Five and 34/100 Dollars (\$ 1,685.34) plus and payable

\$93.63 per month starting December 15, 1972, and continuing thereafter until paid in full, for a period of 18 months, with interest thereon from maturity at the rate of seven and 7/8 per centum per annum, to be paid on demand.

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 this 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 Mortgagee in hand well and truly paid by the Mortgagor 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, Paris Mountain Township, and being shown as 0.70 acres on a plat dated April 27, 1970, prepared by G. A. Broadway, recorded in the RMC Office for Greenville County in Plat Book , at Page , and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in the center of a branch, common corner of property now or formerly of Arthur Kay, L. F. McKinney and J. B. Bradley and Mae Martin Bradley, and running thence S. 19-30 W. 104 feet to an iron pin; thence with the common line of J. B. Bradley and Mae Martin Bradley and U. A. Gilliam S. 86-30 E. 255.2 feet to an iron pin; thence in a new line through the Bradley tract N. 06-10 W. 176.8 feet to an iron pin in the center of the branch; thence S. 72-30 W. 208.3 feet to the point of beginning.

ALSO:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being shown as .64 acre tract according to a recent survey dated October 30, 1972, entitled "Property of Ruth H. Gilliam" and being recorded in the RMC Office for Greenville County in Plat Book at Page , and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the joint common corner of the within described property and that now of the above named Mortgagor and being also joint rear corner of Lot No. 21 of Blue Berry Park Subdivision and running thence N. 7-39 W. 176.8 feet to the center of a branch; thence with the branch the line N. 79-15 E. 164.8 feet to an iron pin; thence in a new line through the property of J. B. Bradley and Mae Martin Bradley S. 5-10 W. 213.3 feet to a point on the rear line of Lot No. 20 of Blue Berry Park Subdivision; thence N. 86-30 W. 126.8 feet to the point of beginning.

Together with all and singular rights, incidents, 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 being, 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 hereinafove 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, his heirs and assigns against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.