

AUG 8 12 16 PM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Claude A. Sweeney and Barbara J. Sweeney

(hereinafter referred to as Mortgagor) is well and truly indebted unto **The Southern Bank and Trust Company at Greenville, South Carolina**

(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

Thirteen Thousand Three Hundred Seven & 28/100 Dollars (\$ 13,307.28) due and payable in Eighty-Four (84) monthly installments of One Hundred Fifty Eight Dollars and Forty-Two Cents (\$158.42), commencing on the 15th day of September, 1974, and on the same date of each successive month thereafter until paid in full.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 Grove Township, and defined and described as follows:**

BEGINNING at an iron pin on the southerly margin of a paved County road, said iron pin being 516 feet from I. P. corner of James A. Sweeney, now Ulysses Grant Sweeney, Jr., and runs thence S. 19-20 E. 450 feet to a stake; runs N. 57-00 E. 200 feet to a stake; runs thence N. 19-30 W. 450 feet to a stake on margin of aforesaid road; runs thence along said road, S. 57-00 W. 200 feet to the point of beginning, containing 2 Acres, more or less, and being a portion of that certain 7.77 Acres, more or less conveyed to James Allen Sweeney by deed of S. B. Huff, as sole surviving Trustee, dated December 14, 1946, and recorded in Deed Book 304, at Page 54, Greenville County Registry.



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 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.

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