STATE OF SOUTH CAROLINA COUNTY OF Greenville

## MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles Edward Spearman

thereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

thereinafter 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 Ten Thousand, Three Hundred and Eighteen and 56/100---

----- Dollars (\$ 10, 318.56 ) due and payable

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according to the terms of the note for which this mortgage stands as security.

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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 aums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, 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, known and designated as Lot No. 16 on Plat of Property of C. E. Lloyd, White Horse Heights, prepared by C. C. Jones, C. E., December 20, 1952, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book BB, Page 135, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots Nos. 16 and 17, on Range View Circle, and running thence along the joint line of said lots, S. 48-52 W. 170.4 feet to an iron pin; thence S. 41-08 E. 126.6 feet to an iron pin on the northernly side of Patricia Avenue; thence along Patricia Avenue, N. 48-52 E. 170.4 feet to an iron pin at the intersection of Patricia Avenue and Range View Circle; thence along Range View Circle, N. 41-08 W. 126.6 feet to the point of beginning.



The ther with all and singular rights, members, hereditiments, and apportenances to the same belonging in any way incident or apperturities of all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting tivities risk in a rearter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and completely onthe 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 Mostgag of covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and a lawfully a thousand to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as possibility from the Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor focuser, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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