

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

WHEREAS, We, Roy R. Gilreath and Ruby N. Gilreath

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

Southern Bank and Trust Company, Piedmont, S. C.

(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 five hundred sixty - nine and 34/100 -- Dollars (\$ 4, 569. 34) due and payable in sixty (60) monthly installments of \$95. 50 each, to be first applied to interest with balance to principal, the first of these due on December 15, 1975 with a like amount due on the 15th day of each calendar month thereafter until entire amount is paid in full.

with interest thereon from date at the rate of 9 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

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

BEGINNING at the center of the Piedmont and Greenville Highway at Cothran's corner ; thence N. 33 W. 4. 56 chs. to a pin ; thence South 75 W. 2. 78 chs. to the corner of Lot I sold to Smith ; thence with the Smith line S. 28 1/2 E. 2. 33 chs. to a pin and S. 42 E. 3. 36 chs. to the center of said Highway N. 47 1/2 E. 2. 51 chs. to the beginning corner.

This is the same property conveyed to Thomas C. Griffith by Maude A. Neal by deed dated November, 4, 1946, recorded in the R. M. C. Office for Greenville County in Deed Book 302 , page 3.

This is the same property conveyed to Roy R. Gilreath and Ruby N. Gilreath by deed of Thomas C. Griffith, dated November 13, 1975 recorded simultaneously with this real estate mortgage in the Office of R. M. C. for Greenville County .



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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