

APR 1 12 17 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John M. Flynn

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 Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

- - - One hundred thousand - - - - - Dollars (\$ 100,000.00) due and payable
in 60 equal, consecutive monthly payments of \$899.75, commencing May 1, 1976;
with the remaining balance to be due and payable April 1, 1981. Payments shall
apply first to interest, the balance to principal,

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

The borrower reserves the right to anticipate in full or in part at any time without penalty.

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~~ and City of Greenville, on the northern side of West Stone Avenue, being shown and designated as Lot 20, Block 3, Sheet 5, of the County Block Book and being more particularly described as follows:

BEGINNING at a stake on the northern side of West Stone Avenue at the corner of Lot 21 and running thence with the line of said Lot, N 5 - 1/2 E, 200 feet to a stake; thence with the rear line of Lots 2 and 3, N 84 - 1/2 W, 65.5 feet to a stake; thence with the line of Lot 19, S 5 - 1/2 W, 200 feet to a stake on said Avenue; thence with said Avenue, S 84 - 1/2 E, 65.5 feet to the beginning.

This mortgage, and the debt it secures, is assignable.

\$ 40.00



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 Mortgagee 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 Mortgagee 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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