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LAW OFFICES OF JOHN W. HOWARD, III, ATTORNEY AT LAW, 111 MAIN ST., GREENVILLE, S. C. 29601

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GREENVILLE COUNTY
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Daniel Latouille and Monique A. Latouille,

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank

(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 Forty-Four Thousand Eight Hundred and 00/100-----

-----Dollars (\$44,800.00) due and payable in monthly installments of Three Hundred Fifty-Three and 24/100 (\$353.24) Dollars each, the first installment being due on May 24, 1978, and continuing thereafter for the next twenty-five (25) years, and if not sooner paid, the final installment being due on April 24, 2003. with interest thereon from May 24, 1978 at the rate of 8-1/4 per centum per annum to be paid: monthly month

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, lying and being on the southern side of Seabury Drive and being shown and designated as Lot 105 on a plat of Merrifield Park, recorded in the RMC Office for Greenville County in Plat Book 000, Page 177, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Seabury Drive at the joint front corner of Lots 104 and 105, and running thence with the common line of said Lots, S. 19-00 W. 180 feet to an iron pin; thence N. 71-00 W. 110 feet to an iron pin at the joint rear corner of Lots 105 and 106; thence running with the common line of said Lots, N. 19-00 E. 180 feet to an iron pin on the southern side of Seabury Drive; thence running along the southern side of said Drive, S. 71-00 E. 110 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Jonathan Mangum and Barbara E. Mangum, said Deed being dated April 24, 1978, and is to be recorded herewith in the RMC Office for Greenville County.

The Mortgagee's mailing address is P. O. Box 969, Greenville, S. C. 29602.

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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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