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MORTGAGE OF REAL ESTATE -  
GREENVILLE CO. S. C.  
STATE OF SOUTH CAROLINA } 2 38 PM '78  
COUNTY OF GREENVILLE } S. TANNERSLEY  
R.H.C.

BOOK 1445 PAGE 858

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dewey Ned Cannon and Jo Faye Cannon

(hereinafter referred to as Mortgagor) <sup>are</sup> well and truly indebted unto Southern Bank and Trust Company, 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 Five Thousand Four Hundred Seven and 68/100----- Dollars (\$ 5,407.68 ) due and payable in monthly installments of \$112.66, commencing on November 8, 1978, and on the 8th day of each month thereafter until the principal and interest are fully paid.

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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 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, Oaklawn Township, containing two acres, more or less, and having the following courses and distances to-wit:

BEGINNING at corner iron pin line of T.M. Fennell property, thence N. 25-45 E. 2.28 chains to point in road, thence N. 64-15 W. 5.50 chains down said road to a point in road; thence S. 25-45 W. 4.27 chains to branch; thence along said branch to the point of beginning.

This being the identical property conveyed to Lawrence Phillips and Lutrell Phillips by T.M. Fennell by deed recorded in the R.H.C. Office for Greenville County on September 18, 1959, in Volume 634, at Page 377; the said Lawrence Phillips having conveyed his 1/2 interest to Grantor herein by deed.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
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Together with all and singular rights, members, hereditments, 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 such 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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