

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, we, WADE HENRY FORRESTER and LINDA O. FORRESTER,

(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 Fifteen Thousand and No/100-----

Dollars (\$ 15,000.00) due and payable

as follows: \$152.14 on the 11th day of May 1975, and a like amount on the 11th day of each month thereafter until paid in full with interest first deducted and the balance to the principal

with interest thereon from due date at the rate of nine per centum per annum, to be paid on demand.

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, and in Fairview Township, containing fourteen (14) acres, more or less, and being bounded by lands formerly of Kellett and site of Ville-Inn Theater, now Land Fund, Ltd.; land of Sexton; lands now or formerly of S. C. Gault; land of Culbertson, formerly Tumblin; of Culbertson, formerly Napier; and others.

ALSO, all that other piece, parcel, or lot of land lying, being and situate in the County and State aforesaid, Fairview Township, and adjoining the above described tract, containing three quarters of one acre, more or less, bounded by CWC RR, Land Fund, Ltd., above described tract, and land of Culbertson, formerly Tumblin

This being the same property conveyed to the Mortgagors herein by deed of James R. Owens, said deed being lodged for record in the Office of the R.M.C. for Greenville County. Reference is hereby craved to said deed for a better description as to lines, corners, distances, etc. There being situate on the within described premises a small cottage dwelling and a large frame barn.



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, hold and singular the said premises unto the Mortgagee, its heirs, successors and assigns, against the Mortgagor and all persons who may ever lawfully claim the same or any part thereof.

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