



STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William E. Mitchell and Beulah G. Mitchell

(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

Seven hundred fifty and 96/100----- Dollars (\$ 750. 96) due and payable

in eighteen monthly installments of \$41. 72 each, the first of these due and payable on May 15, 1975 with a like amount due and payable on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 12. 54 per centum per annum, to be paid in advance

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 Western side of Orr Hill Street in the Town of Piedmont, and being known and designated as Lot 31, Section 3, as shown on a plat entitled "Property of Piedmont Mfg. Co.," prepared by Dalton and Neves, Engineers, February, 1950, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book Y, at pages 2 - 5, inclusive, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southwestern intersection of Orr Hill Street and and 16 foot alley, and running thence along the Southern side of said alley and the Southern side of Lot 38 as shown on said plat, S. 80-25 W. 278.5 feet to a point in the Southern line of Lot 38; thence along other property of Piedmont Methodist Church, S. 13-30 E. 132 feet to an iron pin in the Northern line of Lot 111 as shown on said plat; thence along the Northern line of Lots 111, 39 and 30 as shown on said plat, N. 80-25 E. 278.5 feet to a point on the Western side of Orr Hill Street, the joint front corner of Lots 30 and 31; thence along the Western side of Orr Hill Street, N. 13-30 W. 132 feet to an iron pin, the point of beginning.

This is the same property conveyed to William E. Mitchell and Beulah G. Mitchell, by deed of Alvin T. Smith, I. S. Long and H. Bailey Traynham, Trustees of Piedmont Methodist Church, deed dated July 7, 1966, recorded in the Office of RMC for Greenville County in Book 801 of Deeds, Page 579.



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 whatsoever lawfully claiming the same or any part thereof.

952

4328 RV-2