

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 14 1 36 PM '77
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Carolyn B. Southerlin in order to secure the indebtedness of Joel A. Southerlin, who is well and truly indebted unto The South Carolina National Bank of Charleston

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty-five Thousand and No/100

Dollars (\$35,000.00) due and payable Six Hundred Thirteen Dollars and Sixty-seven Cents (\$613.67), payable monthly, beginning one month from the date hereof and \$613.67 on the same day of each month thereafter, until the principal with interest to accrue thereon is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable six years from the date hereof. Each said monthly installment, or any portion thereof, to be applied first to the payment of interest accrued to the date of receipt of said installment and the balance, if any, as a credit to principal with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: monthly

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, near the City of Greenville, South Carolina, lying and being on the northeasterly side of Jonquil Lane, and being shown as Lot #30 on plat of Cedar Lane Gardens as recorded in the R.M.C. Office for Greenville County, S. C. in plat book GG at page 139, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Jonquil Lane, joint front corner of Lots 30 and 31, and running thence along said Lane, S. 40-57 E. 80 feet to an iron pin in the center of a 10 ft. drainage easement, joint front corner of Lots 29 and 30; thence along the common line of said lots and through the center of said drainage easement N. 51-21 E. 158.9 feet to an iron pin; joint rear corner of said lots; thence along the center of a 10 foot drainage easement along the rear of said lot, N. 38-09 W. 75 ft. to an iron pin; joint rear corner of Lots 30 and 31; thence along the common line of said lots S. 53-06 E. 162.8 feet to an iron pin, the point of beginning.

THIS IS A SECOND MORTGAGE.

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 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.