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Southern Bank & Trust Company,
Greenville, S. C.

of even date herewith, the terms of which are in-
\$52,524.00
Dollars (\$ 52,524.00) due and payable

at the rate of 7% per centum per annum, to be paid:

WHEREAS the Mortgagee has heretofore become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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, City of Greenville, at the Western inter-section of Buncombe Street and Butler Avenue and being more fully described according to the plat entitled "Property of J. Lee Greene Estate" dated March 30, 1966 by R. B. Bruce, which is recorded in the RMC Office for Greenville County and has, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the Southern side of Buncombe Street 121.3 feet from the intersection of Butler Avenue and Buncombe Street and running thence South 50-56 West 166.8 feet to a point; thence running South 47-21 East 200.3 feet to a point on the Western side of Butler Avenue; thence running along Butler Avenue, North 19-50 East 149.5 feet to a point at the intersection of Butler Avenue and Buncombe Street; thence along Buncombe Street, North 34-28 West 121.3 feet to the point of beginning.

This is a third mortgage and is junior to one given to Jos. L. Greene in the original amount of \$14,666.67, recorded in the RMC Office for Greenville County in Mtg. Book 1028, at page 147 dated April 13, 1966 and also subject to a mortgage given to Elizabeth Greene Attaway in the original sum of \$21,333.33 dated April 13, 1966 and recorded in Mtg. Book 1028, at page 149, RMC Office for Greenville County.

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.