

BOOK 1272 PAGE 813

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGULATION NO. 1
COMPLIED WITH
WHEREAS, *Ve*

FILED
GREENVILLE CO. S. C.
APR 17 3 26 PM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LARRY WILSON

(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 TWO THOUSAND SIX HUNDRED FIFTY and no/100-----

-----Dollars (\$ 2,650.00) due and payable

180 days from date,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: at maturity

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, on the Southern side of Rollinggreen Circle, and is the Western one-half (1/2) of Lot No. 13, with the said Lot No. 13 being shown on a Plat entitled "Rollinggreen", recorded in the RMC Office for Greenville County, South Carolina in Plat Book XX, Page 33, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Rollinggreen Circle, joint front corner of Lots Nos. 13 and 17 and running thence with the common line of said lots, S. 17-00 E., 455 feet to an iron pin at a creek; thence running with the creek, S. 73-24 E., 200 feet to an iron pin in the middle of Lot No. 13; thence running with a new line through Lot No. 13, N. 14-35 W., 515.7 feet to an iron pin on the Southern side of Rollinggreen Circle; thence running with the Southern side of said Circle, S. 88-00 W., 195 feet to the point and place of beginning.

This Mortgage is junior in lien to that first mortgage given by the Mortgagor herein to Southern Bank and Trust Company, with same being recorded in the RMC Office for said County and State in Mortgage Book 1190, Page 279.

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 a lawfully authority 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 th. Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.