

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

DOWNIE S. TANNER, JR. TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, E. D. Timmerman, Jr. and Betty R. Timmerman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company,
its successors and assigns,

(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 Six Thousand, Forty-Nine and 44/100-----
Dollars \$6,049.44 due and payable

in monthly installments of One Hundred Sixty-Eight and 04/100
(\$168.04) Dollars, beginning on the 15th day of March, 1974, and
continuing on the like date of each month thereafter until paid in full,
with payment first to interest and balance to principal,
with interest thereon from date at the rate of Seven 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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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, Austin Township, within the
Corporate limits of the City of Mauldin, and being known as Lot No. 134
of a Subdivision known as Glendale, a plat of which is of record in
the R.M.C. Office for Greenville County in Plat Book QQ, Pages 76 and 77,
and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Drury Lane, at the joint
front corner of Lots 133 and 134 and running thence with the Southern
side of Drury Lane, S. 78-44 E., 100 ft. to a point at the joint front
corner of Lots 134 and 135; thence S. 11-16 W., 175 ft. to a point
at the joint rear corner lots 134 and 135; thence N. 78-44 W., 100 ft.
to a point at the joint rear corner of Lots 133 and 134; thence N.
11-16 E., 175 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded
in the R.M.C. Office for Greenville County in Deed Book 670, Page 275.

It is understood and agreed that this mortgage is second and junior
in lien to the mortgage given to First Federal Savings & Loan Association,
recorded in the R.M.C. Office for Greenville County in Mortgage Book
852, Page 471.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, and of all 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.

0.280

4328 RV-2