

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHNIE S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1302 PAGE 87

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. BRADLEY MORRAH, JR. and JOHN W. NORWOOD, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Greenville, 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 TWENTY-FIVE THOUSAND and no/100

Dollars (\$ 25,000.00) due and payable

One Year from date

with interest thereon from date at the rate of / as provided in said note of even date herewith per centum per annum, to be paid

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 South side of East Coffee Street being bounded by property of the mortgagee and the Black Estate and having according to a plat entitled "Property of R. R. and Madge V. Stokes" prepared by R. E. Dalton, Registered Engineer, October, 1949, the following metes and bounds, to-wit:

BEGINNING at a point on the South side of East Coffee Street, which point is the center of a 13 inch concrete block wall separating properties of the Mortgagors and the Mortgagee; and running thence with the center of said wall and along an air space which is marked by the eastern edge of the Mortgagee's property S. 21-12 W. 120 feet to a point at the southeastern corner of the property owned by the Mortgagee; thence S. 68-33 E. 76.15 feet to an iron pin; thence N. 21-18 E. 120 feet to a point which is near the northeastern most corner of the Mortgagor's property; thence N. 68-33 W. 76.35 feet to point of beginning.

Being the identical property acquired by the Mortgagors by deed of R. R. Stokes , et al and by deed of Jessie F. Cleveland, both of which deeds are recorded in the RMC Office for Greenville County, S. C.

It is understood that this mortgage is junior in lien to a first mortgage executed by the above mortgagors in favor of R. R. Stokes, et al which mortgage appears of record in the RMC Office in Mortgage Book 648 at Page 450 , upon which there is due as of this date a balance of \$ 38,967.61.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, 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.

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