

FILED
GREENVILLE CO. S. C.

SECOND MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1975 JUN 20 PM 11
JAMES S. TALLENTINE
REC.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. H. LAWSON

(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

Eleven Thousand and No/100-----Dollars (\$ 11,000.00 ---> due and payable

with interest thereon from June 15, 1974 at the rate of 11.69% per centum per annum, to be paid: In one hundred twenty (120) monthly installments of One Hundred Fifty-five and 83/100 (\$155.83) Dollars

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, in Butler Township, within the corporate limits of the City of Greenville, and being known and designated as Lot Number 11 of the Property of W. T. Patrick and Wm. R. Timmons, Jr., according to a plat of record in the R. M. C. Office for Greenville County in Plat Book EE at Page 157, and having the following metes and bounds, to-wit:

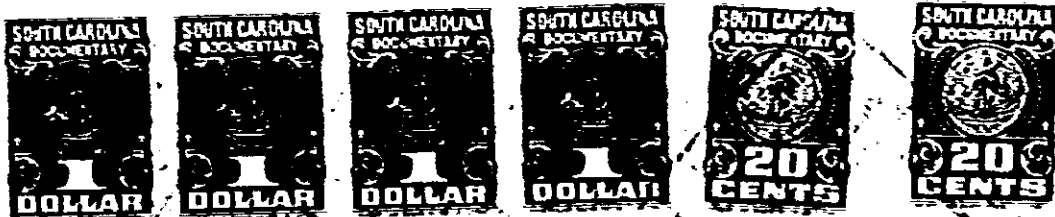
BEGINNING at a point on the Eastern side of Keith Drive at the joint front corner of Lots 10 and 11 and running thence N. 74-45 E. 166.7 feet to a point at the rear corner of Lot 11; thence S. 15-15 E. 94.9 feet to a point on the Northern side of Eisenhower Street at the joint corner of Lots 11 and 12; thence with the Northern side of Eisenhower Street, S. 76-59 W. 153 feet to a point; thence following the curvature of the Northeastern intersection of Keith Drive with Eisenhower Street (the chord of which is N. 57-07 W. 27.9 feet) to a point; thence with the Eastern side of Keith Drive, N. 11-19 W. 68.6 feet to the point of beginning.

This being the property conveyed to J. P. Medlock by Wm. R. Timmons, Jr. and W. T. Patrick by deed dated June 6, 1956, and recorded in the R. M. C. Office for Greenville County in Vol. 554 at Page 331.

This conveyance is subject to recorded rights-of-way for the installation and maintenance of public utilities, and to restrictions and protective covenants recorded in the R. M. C. Office for Greenville County in Vol. 543 at Page 305.

The above described lot is shown on the Township Block Book at Sheet 282, Block 4, Lot 48.

This is a second mortgage subject to a first mortgage of General Mortgage Company in the principal amount of Eight Thousand Nine Hundred (\$8,900.00) Dollars, recorded in the R. M. C. Office for Greenville County in Mortgage Book 691 at Page 67.



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.

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