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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Kirby L. Greene, Jr. and Sarah B. Greene

(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 Three Thousand Five Hundred (\$3,500.00) Dollars, together with interest thereon at the rate of Seven (7%) per cent add-on interest per annum (annual percentage rate of Twelve and 82/100 (12.82%)), payable in 36 monthly installments of \$126.84, commencing on the 22nd day of June, 1974, and continuing thereafter on the 22nd day of each successive month until paid in full, all as more fully set forth in the Collateral Installment Note executed of even date herewith,

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 Dunklin Township containing 1.22 acres, more or less, and being shown as Lot 2 on plat of property of Mrs. Bonnie D. Medlock, which plat was made by R. M. Clayton, Surveyors, May 11, 1963, which plat is recorded in the R.M.C. Office for Greenville, S. C. in Plat Book GGG, Page 23, and Plat Book WW, Page 490, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Old Augusta Road at the joint corner of Lots 2 and 3 and runs thence along the line of Lot 1, N. 34-45 W. 210 feet to an iron pin in the center of a county road; thence with the center of said county road, S. 57-17 W. 253 feet to an iron pin at the intersection of said county road and Old Augusta Road, which point is in the center of Old Augusta Road; thence along the center of Old Augusta Road S. 38-51 E. 218.5 feet to the beginning corner.

ALSO:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Dunklin Township, containing 1.20 acres, more or less, and being shown as Lot 1 on plat of property of Mrs. Bonnie D. Medlock, which plat was made by R. M. Clayton, Surveyors, May 11, 1963, which plat is recorded in the R.M.C. Office for Greenville, S. C., in Plat Book GG, Page 23, and Plat Book WW, Page 490, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in Augusta Road (U. S. Highway No. 25) at the joint front corner of Lots 1 and 4 and runs thence along the line of Lot 4, S. 56-35 W. 239.8 feet to an iron pin; thence along the line of Lot 2, N. 34-45 W. 210 feet to an iron pin in the center of a county road; thence with the center of said county road N. 57-17 E. 253 feet to an iron pin in Augusta Road; thence along Augusta Road S. 29-25 W. 213.3 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of J. Ben King and Bufford R. King, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 920 at page 75. This Mortgage is second and subordinate to that mortgage given by the mortgagors herein to United States of America (Farmers Home Administration) recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1198 at page 189.

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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