

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 9 1 29 PM '74

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Robin D. Bass

(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 **Seven Thousand (\$7,000.00)**

----- Dollars (\$7,000.00) due and payable
Six (6) Months from the date hereof,

with interest thereon from date at the rate of **Nine (9%)** per centum per annum, to be paid: **At the same time as and in addition to the above described principal payment,**

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**, on the **northeastern** side of **Rolling Green Road**, being a portion of **Lot 3** as shown on plat of **Rolling Green Real Estate Co.**, recorded in the **R.M.C. Office for Greenville County, South Carolina**, in **Plat Book XX**, at **Page 33**, and being more particularly described on a plat of Survey for **John W. Brantley, Jr.**, made by **Carolina Surveying Co.**, **January, 1971**, recorded in the **R.M.C. Office for Greenville County, South Carolina**, in **Plat Book 4-I** at **Page 29**, and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Rolling Green Road, joint front corner of subject lot and Lot No. 4, and running thence along the said Rolling Green Road, N. 59-00 W. 175 feet to an iron pin; thence on a new line through Lot 3, N. 17-05 E. 567.8 feet to an iron pin; thence N. 69-29 E. 115.5 feet to an iron pin; thence S. 20-31 E. 250 feet to an iron pin, joint rear corner of subject lot and Lot 4; thence along the common line of said Lots, S. 25-50 W. 488 feet to an iron pin on the northeastern side of Rolling Green Road, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Wm. Howard Galloway and Tera M. Galloway, dated July 8, 1974, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

This mortgage is junior in lien to that certain mortgage given by Robin D. Bass to Carolina Federal Savings and Loan Association in the original amount of \$55,000.00, dated July 8, 1974, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

This mortgage is junior in lien to that certain mortgage given by Robin D. Bass to Wm. Howard Galloway and Tera M. Galloway in the original amount of \$5,000.00, dated July 8, 1974, and to be recorded herewith in the R.M.C. Office for Greenville County, S. C.



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.

RECORDED

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