

SEP 13 4 MORTGAGE OF REAL ESTATE
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TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Ted F. McCulloch and Janis A. McCulloch

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company of Greenville, S. C., 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 **Eleven Thousand, One Hundred Seventy-Four and 52/100** ----- Dollars \$ **11,174.52** due and payable

maturity

with interest thereon from ~~2018~~ at the rate of **Nine** per centum per annum, to be paid: **on demand**

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:

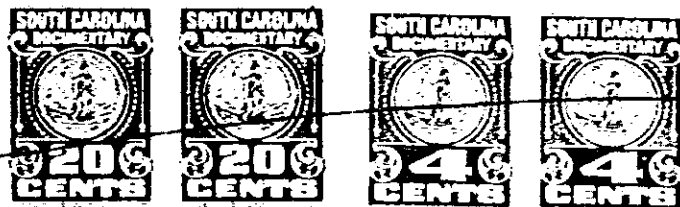
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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**, containing **4.0 Acres** and located on the Southwestern side of Roper Mountain Road and being described, according to metes and bounds, as follows:

BEGINNING at an iron pin in the center of Roper Mountain Road, said iron pin being 2,185.5 ft., more or less, in a Northwesterly direction from the intersection of Roper Mountain Road and Moore Road and running thence along the property, now or formerly of John Day, S. 35-30 W., 710.5 ft. to an iron pin on the line of property, now or formerly, of F. B. Jones; thence with the Jones property line, N. 52-08 W., 245.8 ft. to an iron pin on the line of property, now or formerly, of John Day; thence with the property line of Day, N. 35-30 E., 708.25 ft. to an iron pin in the center of Roper Mountain Road; thence with the center of said Road, S. 52-15 E., 170.8 ft. to an iron pin; thence continuing with the center of said Road, S. 53-35 E., 75 ft. to the 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 983, Page 322.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to Fidelity Federal Savings & Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1290, Page 13.



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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