

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lindsey Dean McCombs,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, a corporation,

(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

Ten Thousand Eight Hundred and NO/100- - - - Dollars (\$10,800.00) due and payable in Sixty (60) equal monthly installments of One Hundred Eighty (\$180.00) Dollars each, commencing on the 1st day of December, 1974, and on the 1st day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: after maturity

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 western side of Floyd Street, being known and designated as Lot 91 on plat of Section 2, Monaghan Sub-division, recorded in Plat Book GG, at Page 151, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Floyd Street to the joint front corner of Lots 90 and 91, and running thence with Lot No. 90, S. 38-30 W. 160 feet to a pin; thence with the rear line of Lot No. 63, N. 51-30 W. 75 feet to corner of Lot No. 92; thence with Lot No. 92, N. 38-30 E. 160 feet to a pin on the southwestern side of Floyd Street; thence with Floyd Street S. 51-30 E. 75 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed from Bernice McCombs Duncan, as General Guardian for Lindsey Dean McCombs, which deed is recorded in the R.M.C. Office for Greenville County, in Deed Book 872, at Page 81.

This mortgage is junior and inferior to a certain mortgage in favor of Carolina Federal Savings and Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in REM Book 864, at Page 132, in the Principal amount of \$6,400.00.



Together with all and singular rights, members, hereditaments, 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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