

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Isaac Newton Patterson, Jr.

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 Ten Thousand and No/100-----

Dollars (\$ 10,000.00 due and payable

one (1) year from date

with interest thereon from date at the rate of nine per centum per annum, to be paid quarterly

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, the Mortgagee's heirs, 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, Greenville Township, on the northern side of Beck Avenue in the City of Greenville, being the western one-half of Lot No. 103 and the eastern one-half of Lot 102, as shown on Plat of Augusta Road Ranches made by Dalton & Neves, April, 1941, as revised April, 1942, recorded in Plat Book M, Page 47, and being more particularly described as follows:

Beginning at a stake on the northern side of Beck Avenue 255.9 feet east from Long Hill Street, and running thence N. 00-13 W. 195.3 feet to a stake; thence N. 72-28 E. 62.8 feet to a stake; thence S. 00-13 E. 214.05 feet to a stake on Beck Avenue; thence with the northern side of Beck Avenue S. 89-47 W. 60 feet to the beginning corner.

It is understood and agreed between the parties hereto that the above-described mortgage constitutes a second and junior lien to the certain mortgage given by the mortgagor herein to First Federal Savings and Loan Association of Anderson, said mortgage being dated December 2, 1963, and recorded in the RMC Office for Greenville County in Mortgage Book 942, Page 404.



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 is 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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