

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TAMMERSLEY
R.M.C.

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

WHEREAS, ULYSSES M. GREENE, JR. and BARBARA P. GREENE

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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
Sixteen Thousand Six Hundred Forty Six and 28/100 --
Dollars (\$ 16,646,28) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly

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 southwestern side of Great Glen Court and being known and designated as the greater portion of Lot 61 on plat of Del Norte Estates recorded in the R.M.C. Office for Greenville County in Plat Book WWW, Pages 32 and 33 and being shown on a revised plat of Lots 60 and 61 recorded in Plat Book 4 I, Page 99 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Great Glen Court at the joint front corner of Lots 60 and 61 and running thence S. 60-12 W., 72.32 feet to an iron pin; thence S. 53-59 W., 76.72 feet to an iron pin at the joint rear corner of said lots; thence S. 21-27 E., 85 feet to a point in line of Lot 63; thence along the line of Lots 63 and 62 N. 45-57 E., 138.8 feet to a point on the western side of Great Glen Court; thence along the said Great Glen Court S. 29-04 E., 47.2 feet to a point; thence still with Great Glen Court S. 31-55 E., 62.8 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings & Loan Association in the original amount of \$22,000.00, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1172, Page 239.

5.6.68



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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