

GREENVILLE CO. S. C.

1385 852

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 23 3 45 PM '76  
MORTGAGE OF REAL ESTATE  
CONNIE S. TANKERSLEY  
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROGER R. WEAVER AND VIRGINIA P. WEAVER

(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

FIVE THOUSAND THREE HUNDRED NINETY-EIGHT & 92/100----- Dollars (\$ 5398.92 ) due and payable

in thirty-six (36) monthly installments of \$149.97 each and commencing on May 22, 1976; payments to be due on the same day of each month thereafter

with interest thereon from date at the rate of 12.82 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, in Mauldin, on the southern side of Shadecrest Drive, being shown and designated as Lot no. 60 on a plat of Hillsborough, Section 1, made by Jones Engineering Services, dated April, 1969, and recorded in the RMC Office for Greenville County in plat book WWW, page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Salado Lane at the joint front corner of lots 60 and 61 and running thence along said side of Salado Lane, N. 29-57 E., 84.3 feet to an iron pin; thence with the southern side of Shadecrest Drive, S. 82-45 E., 60.6 feet to an iron pin; thence with the curve of the intersection of Shadecrest Drive with Basswood Drive, the chord of which is S. 57-41 E., 45.4 feet to an iron pin; thence with the western side of Basswood Drive, S. 32-26 E., 55 feet to an iron pin; thence S. 57-24 W., 168.4 feet to an iron pin; thence along the line of lot no. 61, N. 47-11 W., 100.1 feet to an iron pin, the beginning corner.

It is understood and agreed that this mortgage is second and junior in lien to that certain mortgage held by First Federal Savings and Loan Association, recorded in mortgage book 1175 at page 31 in the RMC Office for Greenville County, in the original amount of \$21,500.00, dated November 20, 1970.



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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