

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

LOUISE S. TANKERSLEY MORTGAGE OF REAL ESTATE  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Luther Earl Garrett, Jr. and Mary Lynn Garrett

(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 Six Hundred and No/100-----**

----- Dollars (\$ 5,600.00 ) due and payable

in forty-eight (48) monthly installments in the amount of One Hundred Forty-Nine and 68/100 (\$149.68) Dollars each month until paid in full

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of seven (7) per centum per annum, to be paid:  
commuted and paid with monthly installment

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 Sunderland Drive, being shown and

designated as Lot No. 36 on plat of WESTCLIFF recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "YY" at page 168, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Sunderland Drive, joint front corner of Lots 35 and 36; thence along line of Lot 35, N. 37-41 E. 161.9 feet to an iron pin; thence N. 35-50 W., 150.2 feet to an iron pin, thence N. 43-22 W., 10 feet to an iron pin; thence with line of Lot No. 37, S. 23-00 W., 213.7 feet to an iron pin; thence with the northerly side of Sunderland Drive, S. 56- 51 E., 50 feet to an iron pin, and S. 48-29 E. 50 feet to the point of BEGINNING.

This property is made subject to any restriction, reservation, zoning ordinances, or easements that may appear of record, on the recorded plat(s) or on the premises.

This mortgage is junior in lien to that certain mortgage held by First Federal Savings and Loan Association, which was duly recorded in the R.M.C. Office for Greenville County in Mortgage Book 979, at page 311. Said mortgage having a present balance due of \$11,038.92.



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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