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BOOK 1375 PAGE 814

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, R. M. PAGE, JR.

(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

Twelve Thousand and no/100 ----- Dollars (\$ 12,000.00) due and payable

add on
with interest thereon from August 20, 1976 at the rate of 6½ per centum/per annum, to be paid:
in monthly installments of Two Hundred Seven and 84/100 (\$207.84) Dollars per month until
paid in full, principal and interest

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, lying and being at the southwestern corner of the intersection of Grove Road and Kim Street, and being shown and designated as all of Lot No. 1 Block A, and a 5 foot strip of Lot No. 2 Block A, adjacent to Lot No. 1, as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book J at Page 68 and 69, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Grove Road and Kim Street and running thence along Kim Street N. 47-38 W. 100 feet to an iron pin; thence along Kim Street N. 80-33 W. 75 feet to an iron pin on an un-named street; thence along the un-named street S. 26-02 W. 30 feet to an iron pin; thence S. 63-58 E. 170 feet to an iron pin on Grove Road; thence with Grove Road 26-02 E. 70 feet to the beginning corner.

The property described herein is the same property conveyed to Rachel T. Wilson by Clarence L. Shirley and Jessie C. Shirley by Deed dated January 20, 1971, and recorded in the R.M.C. Office for Greenville County in Deed Book 906 at Page 642, and is shown as Lot No. 1 Block No. 10 of Sheet 219 in the Greenville County Block Book Office.

The property herein is that same property conveyed to the Mortgagor above in trust by Frances W. Page, as Trustee, said Deed being dated December 14, 1971 and being recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 931 at Page 530.

This property above described is subject to all such restrictions, easements, or rights-of-way as may be located on said property, and to such thereof as may be of record in the R.M.C. Office for Greenville County and applicable to said property.

This mortgage is junior to that first mortgage of Fidelity Federal Savings and Loan Association having a current principal balance of \$6,213.30.



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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