

FILED  
GREENVILLE CO. S. C.

BOOK 1377 PAGE 852

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

SEP 16 9 33 AM '70  
SONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DEWEY FOSTER

(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 Five Thousand Five Hundred Sixty Four and 64/100-----

Dollars (\$ 5,564.64 ) due and payable

in accordance with terms of note of even date.

including  
/xth 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, near the City of Greenville, being known and designated as Lot No. 18 of a subdivision known as Pine Hill Village as shown on plat prepared by R. K. Campbell, R.L.S., November 30, 1960, and recorded in the R.M.C. Office for Greenville County in Plat Book QQ, Page 168 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Daisy Drive, joint front corner of Lots 17 and 18 and running thence along the joint line of said lots S. 74-08 E., 113.9 feet to an iron pin on the line of Lot 16; thence along the line of that lot, N. 28-56 E., 33.1 feet to an iron pin at the joint corner of Lots 16, 18 and 20; thence along a rear line of Lot 20 N. 40-20 W., 57.6 feet to an iron pin at the rear corner of Lot 19; thence along the line of that lot N. 53-45 W., 87.3 feet to an iron pin on the eastern side of Daisy Drive; thence along the eastern side of Daisy Drive S. 10-49 W., 95 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Ward S. Stone dated September 7, 1967, and recorded in the R.M.C. Office for Greenville County on September 26, 1967, in Deed Book 829, Page 309.

This mortgage is junior in lien to that certain mortgage executed in favor of C. Douglas Wilson dated September 25, 1967, and assigned to Metropolitan Life Insurance Company, in the original amount of \$13,000.00 recorded in Real Estate Mortgage Book 1070, Page 317. Said mortgage having a present balance of \$11,188.66.

52.24



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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