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FILED GREENVILLE CO. S. C.

BOOK 1379 PAGE 618

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 5 1 48 PM '72 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DORRIS S. TAYLOR
R.M.C.

WHEREAS, I, Robert E. Strum

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank

(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 Seventy Eight Thousand and No/100-----

Dollars (\$ 78,000.00) due and payable

according to the terms of the note for which this mortgage stands as security.

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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 Dundee Lane, in Paris Mountain Township, near the City of Greenville, being known and designated as Lot No. 25 of a subdivision known as "Stratford Forest", and having, according to a plat of said subdivision prepared by Piedmont Engineering Service, dated February 25, 1957, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK, Page 89, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Dundee Lane at the joint front corner of Lots Nos. 24 and 25, and running thence with the line of Lot No. 24, S. 39-56 W. 246.3 feet to an iron pin in the subdivision property line; thence with the said subdivision property line, N. 51-32 W. 212.8 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence with the line of Lot No. 26, N. 48-02 E. 245.5 feet to an iron pin on the southwestern side of Dundee Lane; thence with the southwestern side of Dundee Lane, S. 44-32 E. 80 feet to an iron pin; thence continuing with the southwestern side of Dundee Lane, S. 59-23 E. 100 feet to the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of The Peoples National Bank of Greenville, S. C., Agent for Furman University, dated October 19, 1972, and recorded in Deed Book 958 at Page 259, in the RMC Office for Greenville County.

This lien is junior in lien to that mortgage executed in favor of C & S National Bank in the original amount of \$5,500.00, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1281, Page 434.

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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