

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

BOOK 1397 PAGE 63

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID RAY GEORGE

(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 Two Hundred Ninety One and 72/100-----

Dollars (\$ 12,291.72) due and payable

in accordance with terms of note of even date herewith

including
with 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, Town of Mauldin, on the northwest side of Fairfield Drive and being shown as Lot No. 148 on plat of Glendale Subdivision, made by C. O. Riddle, Surveyor, May, 1953, recorded in the R.M.C. Office for Greenville County in Plat Book QQ, Pages 76 and 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Fairfield Drive at the joint front corner of Lots 147 and 148 and runs thence along the line of Lot 147 N. 40-14 W., 175 feet to an iron pin; thence S. 49-46 W., 100 feet to an iron pin; thence with the line of Lot 149 S. 40-14 E., 175 feet to an iron pin on the northwest side of Fairfield Drive; thence along Fairfield Drive N. 49-46 E., 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Jerry T. and Yvonne M. Knight recorded April 27, 1965, in the R.M.C. Office for Greenville County in Deed Book 772, Page 128.

This mortgage is junior in lien to that certain mortgage in favor of C. Douglas Wilson recorded in the R.M.C. Office for Greenville County in Mortgage Book 992, Page 593, on April 27, 1965. Said mortgage being in the original amount of \$11,850.00.

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.

4328 RV-2