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GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA 1

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COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CON

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WHEREAS,

JO ANN SUMMEY

(hereinafter referred to as Mortgagor) is well and truty indebted unto SOUTHERN BANK & TRUST

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's premissory note of even date terewith, the terms of which are incorporated herein by reference, in the sum of TWENTY FIVE THOUSAND AND NO/100-------

in 60 monthly installments of \$506.91 beginning 30 days from date

with interest thereen from date at the rate of Eight per centum per annum, to be paid Monthly

WHEREAS, the Nortgagor 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 aforessic sebt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has gramfed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns:

TALL that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, tying and being in the State of South Carolina, County of Greenville, Austin Township, City of Mauldin, and being shown as Lot \$8 on Map \$2, Sunset Heights, of the property of J. T. Massey, made by C. O. Riddle, September 15, 1953 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sunset Drive at the joint front corner of Lots \$9 and \$8 and running thence along Sunset Drive N. 62-35 E., 100 feet to an iron pin; running thence along the common line of Lots \$8 and \$7 S. 27-25 E., 200 feet to an iron pin; running thence S. 62-35 W., 100 feet to an iron pin; running thence N. 27-25 W., 200 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 517 at Page 324, from J. T. Massey and recorded on February 1, 1955.

ALSO:

ALL that certain piece, parcel or lot of land in Austin Township, County of Greenville, State of South Carolina, City of Mauldin, and being shown and designated as Lot #9 on Map #2 of Sunset Heights made by C. O. Riddle September 15, 1953 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sunset Drive, joint front corner of Lots # 9 and #10 and running thence along Sunset Drive N. 62-35 E., 100 feet to an iron pin at the joint front corner of Lots #9 and #8; running thence S. 27-25 E., 200 feet to an iron pin; running thence S. 62-35 W., 100 feet to an iron pin; running thence N. 27-25 W., 200 feet to an iron pin being the point of beginning.

This is the identical property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 758 at Page 465, from William H. Ballenger and Choice K. Ballenger recorded September 30, 1964. This mortgage is second and junior in lien to that certain mortgage held by First Federal Savings & Loan recorded in Mortgage Book 1332 at Page 751 on February 6, 1975 in the RMC Office for Greenville County in the original amount of \$44,000.00.

Together with all and singular rights, members, herditaments, and appurtecences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 such 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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