

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

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S. TANKERSLEY
R.M.C.

BOOK 1402 PAGE 166

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

WHEREAS, ROBERT J. McCONATHY and FRANCES A. McCONATHY

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND 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

Four Thousand, Three Hundred Five and 24/100 Dollars (\$4,305.24) due and payable in thirty-six (36) equal monthly installments of \$119.59 each, commencing July 22, 1977, and continuing on the 22nd day of each successive month there until paid in full.

add on with/interest thereon from date at the rate of 7% per centum ~~per annum~~ said interest having already been computed and made a part of the within indebtedness.

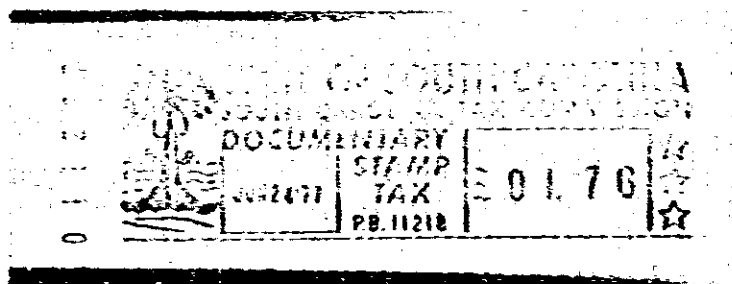
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and being known and designated as Lot No. 17 as shown on a plat of subdivision of "Pleasantburg Forest", as recorded in Plat Book GG at Page 163 in the R.M.C. Office for Greenville, South Carolina, and having such metes and plats as shown thereon.

This being the same property conveyed to the Mortgagors herein by deed of Roy B. Williams and Melba J. Williams dated May 3, 1971 and recorded in the R.M.C. Office for Greenville County, South Carolina on May 12, 1971 in Deed Book 914 at Page 619.

The lien of the Mortgagee herein is junior and subordinate to that Mortgage given by Roy B. Williams and Melba J. Williams to Collateral Investment Company in the original amount of Twenty Thousand, Six Hundred and No/100 Dollars (\$20,600.00), and recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1136 at Page 341, said Mortgage having been subsequently assumed by Robert J. McConathy and Frances A. McConathy, the Mortgagors herein as evidenced by Deed of Roy B. Williams and Melba J. Williams, said Deed being dated May 3, 1971 and recorded in the R.M.C. Office for Greenville County, South Carolina on May 12, 1971. The present outstanding balance of Mortgage herein referenced is approximately Eighteen Thousand, Six Hundred Eighty-six and 78/100 Dollars (\$18,686.78).



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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