MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.,

FILED
GREENVILLE CO. S. C.

BOOK 1415 PAGE 103

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

'75 7 1 12 PM

BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Benjamin S. Raines and Sylvia D. Raines

(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 One Thousand Seven Hundred Forty-Nine and 84/100---------- ----------Dollars ($ 1,749.84) due and payable

according to the terms thereof said note incorporated herein by reference.

~~with interest thereon from~~ ~~XXXXXXX~~ ~~at the rate of~~ ~~XXXXXXXXXXXXXXXXX~~ ~~per centum per annum, to be paid:~~

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, in Bates Township, on the southern side of New Circle Road being shown as Lot #6 and a portion of Lot #5 on plat of Steve and Maxine Raines recorded in the R. M. C. Office for Greenville County in Plat Book FFF, page 65 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of New Circle Road which iron pin is situate 300 feet northwest of the intersection of Renfrew Road and running thence S. 20-30 W. through Lot #5 127.6 feet to an iron pin; thence N. 67-15 W., 120 feet to an iron pin; thence N. 20-30 E. 117.5 feet to an iron pin in the center of New Circle Road; thence with the center of said road, S. 72 E. 120 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed of Steve Raines and Maxine Raines dated March 5, 1964, and recorded in the R. M. C. Office for Greenville County in Deed Book 744 at Page 421 on March 17, 1964.

This conveyance is subject to all restrictions, setback lines, roadways, easements, zoning ordinances, and rights-of-way appearing on the property and/or of record.

The mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, South Carolina 29690.

This mortgage is second and junior to that certain mortgage given to Travelers Rest Federal Savings and Loan Association dated March 5, 1964, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 952 at Page 349 on March 17, 1964, and having an original balance of $8,500.00.

DOCUMENTARY STAMP TAX NOV 1971 FEB 11218 $00.72

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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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