

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Jackie Mitchell Green

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 **Three Thousand Forty-eight and 48/100** Dollars, \$ 3,048.48 due and payable in thirty-six (36) equal monthly installments of Eighty-four and 68/100 (\$84.68) Dollars, the first payment being due January 22, 1978,

with interest thereon from date of the rate of **12.82** Annual percentage rate.

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 the Town of Mauldin, being known and designated as Lot 48, on Plat of Parkwood, Section I, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-F, Page 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Oak Park Drive, joint front corner Lots 48 and 49, and running thence N. 48-20 E. 156.5 feet to an iron pin; thence S. 30-17 E. 35.7 feet to a point; thence S. 41-40 E. 50.7 feet to an iron pin, joint rear corner Lots 47 and 48; thence S. 48-20 W. 150 feet to an iron pin on Oak Park Drive, joint front corner Lots 47 and 48; thence N. 41-40 W. 69.4 feet to a point; thence continuing along Oak Park Drive, N. 39-45 W. 15.6 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to Mortgagor by deeds of James L. Green, recorded in the R.M.C. Office for Greenville County on March 11, 1975, in Deed Book 1015 at page 487, and on February 1, 1977, in Deed Book 1050 at page 399.

THIS IS A SECOND MORTGAGE

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or appertaining, and of all 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.