

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS, Thomas C. Brissey

(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 Twelve Thousand and No/100

Dollars (\$ 12,000.00) due and payable on or before six months from date

with interest thereon from date at the rate of nine per centum per annum, to be paid at maturity.

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, City of Greenville, being a portion of the Rowley Place and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lavinia Avenue at the joint front corner of Lots Nos. 16 and 17 and running thence with the joint line of said Lots, S.76-17 W. 153.57 feet to the right-of-way of Academy Street; running thence with said right-of-way N.20-14 W. 59.8 feet to an iron pin in the side line of Lot No. 18; running thence with Lot No. 18, N.76-17 E. 152.07 feet to an iron pin on the western side of Lavinia Avenue; thence with the western side of said Avenue, S.21-45 E. 60 feet to an iron pin, the point of beginning. This property is also known and designated as Lot No. 17 on a plat entitled "Property of Rowley Place" recorded in the RMC Office for Greenville County in Plat Book C at Page 5.

This is the same property as that conveyed to W. H. Alford and Thomas C. Brissey by deed from Julius T. Richey and Margaret R. Barr recorded in the RMC Office for Greenville County in Deed Book 958 at Page 84 on October 17, 1972, and deed from W. H. Alford to Thomas C. Brissey recorded in the RMC Office for Greenville County in Deed Book 1047 at Page 465 on December 8, 1976.

The mailing address of the Mortgagee herein is P. O. Box 1329, Greenville, S. C.

This is a second mortgage lien subject to that certain first mortgage to Greer Federal Savings and Loan Association, dated March 3, 1974 and recorded in the RMC Office for Greenville County in Mortgage Book 1305 at Page 493 on March 3, 1974, in the original amount of \$75,000.00 and having a present balance of \$71,500.00.

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RMC OFFICE
GREENVILLE, S.C.

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 is 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 herebefore described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey, or otherwise dispose of the premises, 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 title to the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons who may ever lawfully claim the same or any part thereof.

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