

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY

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

WHEREAS, JAMES PERRY HARRISON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 Six Hundred Eighty One and 80/100-----

-----Dollars (\$ 4,681.80) due and payable

in accordance with terms of note of even date herewith

including

with interest thereon from _____ date _____ at the rate of seven per centum per annum, to be paid monthly

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, Oaklawn Township, shown and designated as the southern one-half of Lot No. 111, which lot is shown as Plat No. 3 of the property of Overbrook Land Company and Woodville Investment Company, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 218, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Woodville Avenue joint front corner of Lots Nos. 112 and 111 and running thence with the joint line of said lots S. 55-50 W., 93.8 feet to an iron pin; thence turning N. 33-08 W., 65 feet to an iron pin in the rear line of Lot No. 111; thence with the new line through Lot 111 N. 57-22 E., 95.9 feet to an iron pin on the southwest side of Woodville Avenue; thence with the southwest side of said avenue S. 31-10 E., 62.5 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Clifford Harrison recorded in the R.M.C. Office for Greenville County on December 20, 1977, in Deed Book 1070, Page 472.

This mortgage is junior in lien to that certain mortgage in favor of Collateral Investment Company in the original amount of \$8,650.00 dated December 16, 1977, and recorded December 19, 1977, in Real Estate Mortgage Book 1418, Page 900 in the R.M.C. Office for Greenville County.

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Notary Public Seal

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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