

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.
12 10 29 AM '78
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. WATKINS
R.M.C.



MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH A. MORGAN, JR. AND VICKIE B. MORGAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 FIVE THOUSAND EIGHT HUNDRED

FIFTY EIGHT AND 40/100

DOLLARS (\$ 5,858.40).

due and payable in 60 consecutive monthly installments of \$97.64 each, beginning October 15, 1978 and continuing on the 15th day of each and every month until paid in full, payments to be applied first to interest, which has been added to the principal above, and then to principal.

with interest thereon from date at the rate of seven ^(7%) per centum per annum, to be paid: as stated above

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,

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, on the Northwestern side of William Road and shows as 5,892A on a Plat of a parcel of land for Jimmy Burns by Hugh H. Martin, dated May 27, 1974, and recorded in the R.M.C. Office for Greenville County the following metes and bounds, to wit:

BEGINNING at a nail and cap in William Road, at the joint corner of property now or formerly of W. L. Martin, Jr., and running thence in William Road, S. 73-29 W. 90 ft. to a nail and cap; thence S. 44-57 W. 16.22 ft. to a nail and cap; thence along other property of the Grantor, N. 75-13 W. 784.38 ft. to an iron pin on the line of property now or formerly of Jack Baldwin; thence with the Baldwin line, N. 14-58 E. 244.68 ft. to an iron pin on the line of other property of the Grantees; thence with the Grantees' line, N. 85-30 E. 565.54 ft to an iron pin; thence along property of W. L. Martin, Jr., S. 28-16 E. 495.42 ft. to a nail and cap at the beginning.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

The above described property is the same conveyed to the Mortgagors by the deed of Jimmy W. and Erlene T. Burns, dated April 15, 1977, recorded May 2, 1977 in the R.M.C. Office in Deed Book 1055 at Page 749.

It is understood and agreed that this mortgage is junior to the lien of that mortgage given by the Mortgagors to First Federal Savings and Loan Association dated June 23, 1978 and recorded that date in Mortgage Book 1436, at Page 14, in the original amount of \$38,400.00.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

GCTO -----2 SE13 78 1529
GCTO -----2 SE13 79 1530

3.00CI
.15CI

4328 RV-2