

GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville
OCT 27 4 59 PM '78
LONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Briton McGregor and Sandra Taylor McGregor

(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 Four Thousand Four Hundred Seventy-Nine and 12/100- - - - - Dollars (\$4,479.12) due and payable in thirty-six (36) equal monthly installments of One Hundred Twenty-Four Dollars and Forty-Two (\$124.42) Cents each, commencing on the 1st day of December, 1978, and on the 1st of each and every month thereafter until paid in full,

with interest thereon from ~~the~~ after maturity 8% at the rate of per centum per annum, to be paid: after 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:

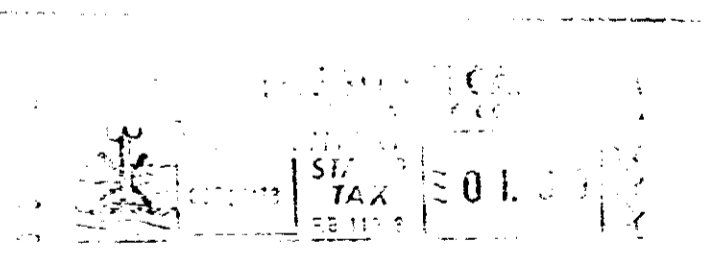
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the western side of Scarlett Street (Forest Green Road), being known and designated as Lot Number 227 on a plat of Sherwood Forest of record in the Office of the RMC for Greenville County in Plat Book GG, pages 70 and 71, reference to which is craved for a metes and bounds description thereof.

This mortgage is junior and inferior to a certain mortgage in favor of Collateral Investment Company, dated July 14, 1969, and recorded in RMC Office for Greenville County in REM Book 1131, at page 271, which has a current balance of \$15,846.72.

This is the same property conveyed to James Briton McGregor by deed from Francis M. Bell and Doris C. Bell, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 871, at Page 627, dated July 14th, 1969, and an undivided one-half interest was subsequently conveyed to Sandra Taylor McGregor by James Briton McGregor, whid deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1039, at Page 259, and dated June 18th, 1976.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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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