

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

1454 538

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Ronald L. Wilson and Peggy W. Wilson

(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 Eight Thousand Nine Hundred Twenty-Nine and 80/100----- Dollars (\$ 8,929.80) due and payable

in thirty-six (36) equal monthly installments of Two Hundred Forty-Eight and 05/100 Dollars (\$248.05) commencing the 15th day of February, 1979 and Two Hundred Forty-Eight and 05/100 Dollars (\$248.05) on the 15th of each and every month thereafter until paid in full
with interest thereon from date at the rate of eight per centum per annum, to be paid: after maturity

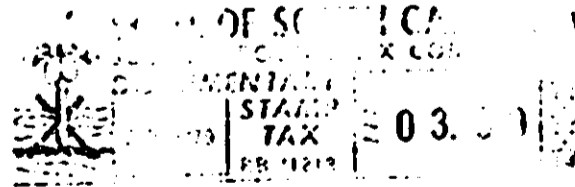
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Eastern side of Hunts Bridge Road being shown and designated as Lot No. 73 on a Plat of Western Hills, Sections land 2, made by Jones and Sutherland Engineers, dated August 1959, and recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, pages 98 and 99, and having according to a recent plat thereof dated March 19, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Hunts Bridge Road at the joint front corners of Lots Nos. 72 and 73, and running thence along the common line of said lots, N. 78-06 W. 186.2 feet to an iron pin, thence S. 19-01 E. 34.6 feet to an iron pin; thence S. 10-59 W. 73.6 feet to an iron pin at the joint rear corners of Lots Nos. 73 and 74; thence along the common line of said lots, S. 78-54 W. 163.5 feet to an iron pin on Hunts Bridge Road; thence along the Eastern side of Hunts Bridge Road, N. 11-06 W. 100 feet to an iron pin, the beginning corner.

This is the same property conveyed to Ronald L. Wilson and Peggy W. Wilson by deed of Henry C. Harding Builders, Inc., said deed being recorded in the RMC Office for Greenville County, S. C. in Deeds Book 840, page 209, and dated March 22, 1968. This mortgage is junior and inferior to a certain mortgage in favor of Collateral Investment Company which mortgage is revorded in the RMC Office for Greenville County in REM Book 1087, page 113, having a present principal balance of \$13,099.91.



Together with all and singular rights, members, hereditaments, 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 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.

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