

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
9 21 1978
R. M. BRISSEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Isaac M. Brissey, III

(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 Five Thousand One Hundred Nineteen and 80/100 ---

Dollars (\$ 5,119.80) due and payable

according to the terms of promissory note executed of even date herewith,

with interest thereon from _____ date at the rate of 8% add-on per annum, which sum has been computed and made a part of the within indebtedness.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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, on the south side of Mount Vista Avenue, and being known and designated as Lot No. 182, and a 10 ft. strip off part Lot 18, of Traxler Park, as shown on plat thereof made by R. E. Dalton, C.F., March 1943, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Mount Vista Avenue, the joint corner of Lots Nos. 181 and 182 and running thence with the joint line of said lots, S. 25-23 E. 165 feet to an iron pin; thence S. 64-37 W. 10 feet to a point; thence S. 25-23 E. 60 feet to an iron pin in the joint rear line of Lots 181 and 219; thence with the joint line of said lots and the rear line of Lots 182 and 218, N. 64-37 E. 80 feet to the rear joint corner of Lots Nos. 182, 183, 217, and 218; thence with the line of Lot No. 183, N. 25-23 W. 225 feet to an iron pin on the south side of Mount Vista Avenue; thence with the south side of said Avenue S. 64-37 W. 70 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Gladys P. Glenn, dated November 21, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1069, at Page 138 on November 28, 1977.

This mortgage is junior in lien to that certain mortgage given by Isaac M. Brissey, III to Fidelity Federal Savings & Loan Association, Greenville, S.C. in the original amount of \$7,750.00, dated November 21, 1977, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1216, at Page 940.

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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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