

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, BILLY EDWIN HART AND MARIAN A. HART,

(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 Sixteen Thousand, Five Hundred, eighty-one and 60/100 -----
Dollars \$ 16,581.60 due and payable according to the terms thereof, said note being incorporated herein by reference.

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WHEREAS, the Mortgagee 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 Mortgagee, 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 Mortgagee 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, hereafter constructed thereon, situated, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, containing one and 02/100 acres, more or less, having the following metes and bounds:

BEGINNING at an iron pin on the south side of Addis Street at Paul D. Addis' line and running thence along R.O.W. of Addis Street N. 65-30 E. 292 feet to an iron pin; thence 14-30 E. 125 feet to an iron pin; thence S. 33-40 W. 267.8 feet to iron pin at the corner of Paul D. Addis's lot by branch; thence N. 35-00 W. 217.5 feet to beginning corner.

THIS being the identical premises conveyed to the Mortgagor herein by deed of Mauldin Construction Co. dated December 27, 1961 and recorded in the R.M.C. Office for Greenville County in Deed Book 689 at Page 217 on December 28, 1961.

THIS is a second mortgage junior in lien to that certain mortgage given by Billy Edwin Hart and Marian A. Hart to First Federal Savings and Loan Association dated December 28, 1961, and recorded in Mortgage Book 878 at Page 07 and having an original balance of \$14,000.00.

THE mailing address of the Mortgagee herein is P.O. Box 544, Travelers Rest, South Carolina, 29690.

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 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 hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the same, and that the premises are free 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.