

FILED  
GREENVILLE CO. S. C.

NET PROCEEDS OF LOAN - \$8,230.76

STATE OF SOUTH CAROLINA

FEB 27 3 48 PM '79

MORTGAGE OF REAL ESTATE

BOOK 1458 PAGE 421

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS R. WRENN AND JOYCE T. WRENN

(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 TEN THOUSAND FIVE HUNDRED SIXTY ONE AND 44/100 Dollars \$ 10,561.44 due and payable

IN ACCORDANCE WITH NOTE THIS DATE SIGNED

with interest thereon from date at the rate of ----- per centum per annum, to be paid: -----

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:

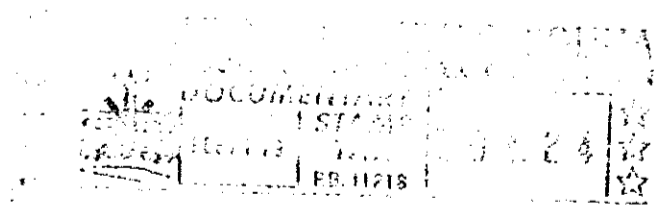
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Fairview Church Road containing 3.40 acres more or less, and shown on a plat of property of Thomas R. Wrenn by T. H. Walker, Jr. dated April 14, 1973 which plat is recorded in the RMC Office for Greenville County in Plat Book 5A, Page 45 and has according to said plat, the following metes and bounds:

BEGINNING at a nail and cap near the center of the Fairview Church Road at the corner of property of Blake Garrett and running thence along the center of said road N. 83-08 W., 186 feet to an iron pin on the southwestern side of said road; thence running and crossing the road and running N. 43-03 W., 144 feet to an iron pin; thence N. 27-06 E., 367.4 feet to an iron pin; thence S. 72-48 E., 446.8 feet to an old iron pin on the fence line; thence along the fence line S. 17-59 W., 152.7 feet to an iron pin; thence along the line of property of Blake Garrett N. 83-13 W., 210 feet to an iron pin; thence still with the Garrett property S. 15-26 W., 210 feet to a nail and cap at the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Joseph E. and Helen S. Wrenn as recorded in the RMC Office for Greenville County in Deed Book 976, Page 124 recorded June 5, 1973.

This mortgage is second and junior in lien to that certain mortgage held by United Federal Savings & Loan Association as recorded in the RMC Office for Greenville County in Mortgage Book 1289, Page 807 in the original amount of \$26,250.00!

GCTO -----3 FEB 27 79 785



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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