

FILED
GREENVILLE
NET PROCEEDS OF LOAN - \$4,000.00

STATE OF SOUTH CAROLINA

JUL 10 3 51 PM '79

Vol 1465 p. 30

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

JENNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert Gage, Jr. and Florence H. Gage

(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 Five Thousand Four Hundred and 60/100---

-----Dollars (\$ 5,400.60; due and payable
in 60 monthly installments of \$90.01 each payable on the same date
of each successive month commencing June 1, 1979 until said in-
debtedness is paid in full.

with interest thereon from date at the rate of 12.49 per centum per annum, to be paid. monthly

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:

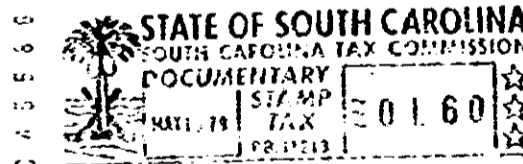
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, known and designated as Lots No. 12, 13 and part of 14, Block A, Druid Street, on Plat of Stone Estates, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book G, Page 292, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Druid Street, said pin being 275 feet north of intersection of Druid Street and Reid Street, and the joint front corner of Lots 11 and 12 of Block A, and running thence N. 81-35 W. 125 feet to iron pin; thence N. 11-22 E. 62.5 feet to a stake in the center of rear line of Lot 14; thence through the center of Lot 14, S. 81-35 E. 125 feet to a stake on the western side of Druid Street; thence along the Western side of Druid Street, S. 11-22 W. 62.5 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the mortgagors by deed of Chandler Rental Properties, Inc. as recorded August 4, 1978 in the RMC Office for Greenville County in Deed Book 1084 at Page 699.

This being a second mortgage and junior in lien to that certain mortgage given to Chandler Rental Properties, Inc. as recorded August 4, 1978 in the RMC Office for Greenville County in Mortgage Book 1440 at Page 422 and having a current balance of \$13,206.94.



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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 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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