

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
MAY 17 3 20 PM '79
ANNIE S. TANKERSLEY
R.H.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, JEROME K. MOSELEY, JR., and JUNE M. MOSELEY

(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 FIFTY THOUSAND AND NO/100----- Dollars (\$ 50,000.00) due and payable on or before 180 days from date hereof

with interest thereon from date at the rate of 12 per centum per annum, to be paid: at 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, in Grove Township, containing 8.69 acres according to plat of property of Vinnie Clark near Piedmont, S. C., and having the following metes and bounds according to a survey thereof made by R. K. Campbell on February 19, 1960:

BEGINNING at iron pin on dirt road leading from the Old Pelzer Road and running thence S. 53-33 E. 302.8 feet to iron pin; thence S. 52-27 E. 309.65 feet to iron pin; thence S. 55-57 E. 274.4 feet to iron pin; running thence S. 58-53 E. 372.1 feet to iron pin; running thence S. 89-30 W. 1,211.1 feet to iron pin; running thence N. 31-50 E. 391.3 feet to iron pin; running thence N. 7-55 W. 315.6 feet to iron pin; running thence N. 9-24 E. 81.4 feet to iron pin, the beginning corner.

This being the same property conveyed to the Mortgagor by deed of Mrs. Vinnie H. Clark on February 27, 1960, recorded in the RMC Office for Greenville County on March 4, 1960, in Deed Book 645, page 449.

ALSO :ALL that other piece, parcel or lot of land with all improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known as the major portion of LOT No. 13 on plat of Knollwood recorded in Plat Book EE, at page 35, RMC Office for Greenville County and described as follows:

BEGINNING at an iron pin on the Southwest side of Seminole Drive at the front corner of Lots 13 and 14 and running thence with the joint line of said lots, S. 35-35 West 169.8 feet to an iron pin in line of Lot 23; thence with the rear line of Lots 23, 24 and 25, N. 48-57 West 87.3 feet to an iron pin; running thence N. 39-43 E. 171.5 feet to an iron pin on the southwest side of Seminole Drive; thence with the Southwest side of Seminole Drive, S. 47-02 E. 75 feet to the beginning corner. Being the same property conveyed by Ruth P. Dillard to June M. Moseley by deed recorded in the RMC Office for Greenville County in Deed Book 859, at page 302 on January 3, 1969. This is a second mortgage on the Seminole Drive Property and is junior to a first mortgage held by Fidelity Federal Savings and Loan Association dated January 2, 1969 and recorded in the RMC Office for Greenville County in Mtg. Book 1113, at page 543 in the original sum of \$24,200.00

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.

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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