

FILED
GREENVILLE CO. S. C.

VOL 1411 PAGE 324

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 29 11 24 AM '79
DONNIE S. BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, GEORGE W. CLAPP and MARY V. CLAPP,

(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

Six thousand one hundred seventy-one

Dollars (\$ 6,171.00) due and payable

Per terms of note of even date herewith.

with interest thereon from _____ 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:

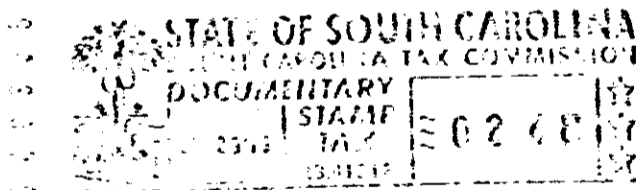
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Hartsville Street, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 196 of a subdivision known as Orchard Acres, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots 195 and 196 and running along Hartsville Street N. 86-39 E. 90-feet to a point; thence leaving Hartsville Street and running N. 3-21 W. 160-feet to a point; thence S. 86-39 W. 90-feet to a point; thence S. 3-21 E. 160-feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of C.S. Mattox and Wilson M. Dillard as recorded in the R.M.C. Office for Greenville County in Deed Book 843, at Page 53 on April 25, 1968.

This mortgage is junior in lien to that certain mortgage to Collateral Investment Company as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1090, at Page 643 in the original amount of \$21,800, and having an approximate balance of \$17,696.07.



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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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