

Mortgagee: 306 E. North St.  
Greenville, S.C.

1472-534

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GRANTED FILED  
JUL 15 1 31 PM '79  
DORRIS TANAERSLEY  
S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WALTER W. JACOBS and JEAN B. JACOBS

(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 Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty-Three Thousand Five Hundred and No/100  
-----Dollars (\$ 33,500.00) due and payable

IN 181 DAYS

A.P.R.

with interest thereon from date at the rate of 12 per centum per annum, to be paid as above stated

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:

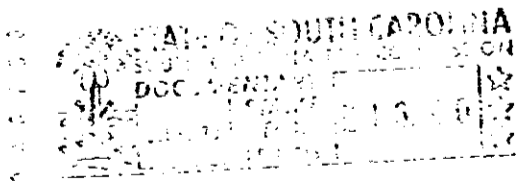
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 213 on Plat of Pebblecreek, Phase 1, recorded in the RMC Office for Greenville County in Plat Book 5D, Page 5, and also shown on a more recent survey entitled, "Property of Walter W. Jacobs and Jean B. Jacobs" prepared by Freeland & Associates, dated June 1, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7H, Page 51, and having, according to the more recent plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Roberts Road, joint front corner of Lots 213 and 214 and running thence with the common line of said lots, N 33-43 E 180.89 feet to an iron pin; thence turning and running S 9-10 E 187.0 feet to an iron pin on the northerly side of Stalling Road; thence turning and running along Stalling Road, S 37-06 W 124.22 feet to an iron pin; thence N 78-48 W 21.84 feet to an iron pin; thence turning and running along the eastern side of Roberts Road, N 14-42 W 133.34 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Hamlett Builders, Inc. recorded in Deed Book 1105, Page 327 in the RMC Office for Greenville County on June 22, 1979.

This mortgage is second and junior in rank to that mortgage in favor of First Federal Savings and Loan Association in the original amount of \$55,000.00 recorded in the RMC Office for Greenville County on June 22, 1979 in Mortgage Book 1471, Page 68.

GCTN -- 1 JIS 70 E54



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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