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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JUL 12 12 07 PM '79 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE E. BANKERSLEY
R.M.C.

WHEREAS, I, Teola H. Rochester

(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 One Thousand Three Hundred Sixty-Five and 60/100-----

Dollars (\$ 1,365.60--) due and payable

as shown on Note of even date,

including date hereof at the rate of 12.49% APR
with interest thereon from 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, in the City of Greenville, known and designated as Lot No. 3 on plat of Carver Park Addition made by the Piedmont Engineering Service, February, 1953, and recorded in the RMC Office for Greenville County in Plat Book DD, page 71, and having, according to said plat, the following courses and distances, to wit:

BEGINNING at an iron pin on the east side of Carter Street, joint front corner of Lots Nos. 3 and 4, and running thence along the line of Lot No. 4, S. 89-44 E., 169.3 feet to an iron pin on line of Lot No. 6; thence along the line of Lot No. 6, N. 42-20 E., 14.9 feet to an iron pin; thence N. 36-54 W., 48.5 feet to an iron pin; corner of Lot No. 2; thence along the line of Lot No. 2, N. 89-44 W., 150.4 feet to an iron pin on Carter Street; thence along Carter Street, S. 0-16 W., 50 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by deed of Melvin Rochester, dated January 12, 1978, recorded January 17, 1978, in the RMC Office for Greenville County in Deed Book 1072, at page 49.

This mortgage is junior in lien to that certain Note and Mortgage heretofore executed unto First Federal Savings and Loan Association in the original amount of \$6,200.00, dated November 26, 1969, and recorded in the RMC Office for Greenville County on November 28, 1969, in Mortgage Book 1143, at page 117.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUL 12 1979

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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