

MORTGAGE OF REAL ESTATE

1413-130

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
R. M. C. S. C.
OCT 26 AM '79
W. C. WATERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, Annie Mae Arnold

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Greenville, South Carolina

(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

Seventy One Hundred Thirteen and 60/100 Dollars (\$ 7,113.60) due and payable in sixty (60) monthly installments of One Hundred Eighteen and 56/100 (\$118.56) Dollars each, commencing October 15, 1979 and each consecutive month thereafter until paid in full; payments to be applied first to interest, and then to principal with the privilege of acceleration.

with interest thereon from date at the rate of 12.36 A.P.R. 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, in Gantt Township, being known and designated as Lot 50 of a subdivision known as Pine Hill Village as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book QQ at pages 168 and 169 and having, according to a plat entitled "Property of Eddie Arnold" prepared by R. K. Campbell, April 15, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cashmere Drive, joint front corner of Lots 49 and 50 and running thence along the eastern side of Cashmere Drive, following the curvature thereof, the chord being N. 26-22 W. 50 feet to an iron pin at the joint front corner of Lots 50 and 51, which pin is 401.7 feet from the intersection of Daisy Drive; thence along the joint lines of Lots 50 and 51, N. 51-25 E. 145.6 feet to an iron pin at the joint rear corner of Lots 197 and 198; thence along the rear lines of Lots 198, 199 and 200, S. 15-46 E. 105.6 feet to an iron pin at the rear corner of Lot 49; thence along the joint line of Lots 49 and 50, S. 74-14 W. 125 feet to the beginning corner.

THIS property was acquired by Eddie Arnold by deed noted in Deed Volume 774, page 90, dated May 18, 1965 and recorded May 24, 1965. Eddie Arnold died intestate on October 11, 1967, Apartment 1011, File 21, Office of the Probate Judge for Greenville County, leaving as his heirs at law, Annie Mae Arnold, John Broadus Arnold, Bernice Arnold Foggie, Eliza Mae Arnold Hallums, and Patricia Ann Arnold. The undivided interests of John Broadus Arnold was acquired by Deed Volume 1014, page 787, dated February 13, 1975, and recorded February 19, 1975; and Deed Volume 1016, page 848, dated and recorded April 16, 1975; The undivided interests of Bernice Arnold Foggie, Eliza Mae Arnold Hallums, and Patricia Arnold Dodd were acquired in Deed Volume 1014, page 794, dated February 1, 1975 and recorded February 19, 1975, and in Deed Volume 1016, page 849, dated, and recorded on April 16, 1975.

THIS is a second mortgage; junior to a first mortgage appearing at Mortgage Volume 995, page 419, in the Office of the R. M. C. for Greenville County.

0270
1-7-79

RECORDED
VOLUME 1016
PAGE 849
OCT 26 1979
R. M. C. S. C.

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.

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 entitled 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.

0790

4328 RV-2