

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
CO. S. C.  
3 38 PM '79  
ANDERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Gene Moore and Shirley Moore,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, Travelers Rest, 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 Twenty-Three Thousand Five Hundred Ninety-

Nine and 84/100----- Dollars (\$ 23,599.84 ) due and payable in 180 equal, monthly installments of \$260.87 each, commencing 30 days after completion of remodeling or March 10, 1980, whichever comes first, with interest thereon at the rate of 10 1/2% per annum. Interest payments to be made on the 10th day of each month, commencing October 10, 1979, and continue on the 10th day of each month thereafter until the regular monthly payments of principal and interest begin; all interest not paid when due to bear interest at the same rate as principal.

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, being known and designated as Lot No. 15 of the Property of Wm. R. Timmons, Jr., as shown on plat of same recorded in the RMC Office for Greenville County, South Carolina, in Plat Book MM, at Page 127, and being described as follows:

BEGINNING at a point on the Northwestern side of Salem Court at the joint front corner of Lots 14 and 15 and running thence with the Northwestern side of Salem Court, N. 31-52 E. 23.4 feet to a point; thence continuing with the Northwestern side of Salem Court, N. 28-52 E. 83.3 feet to a point at the joint front corner of Lots 15 and 16; thence, N. 61-08 W. 161.9 feet to a point at the joint rear corner of Lots 15 and 16; thence, S. 14-46 W. 95.1 feet to a point at the joint rear corner of Lots 14 and 15; thence, S. 55-08 E. 138.3 feet to the point of beginning.

This is the same property conveyed to Gene Moore and Shirley Moore by deed of W. M. Morgan dated December 24, 1962, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 713, at Page 362.

This mortgage is junior in lien to that mortgage in favor of Shenandoah Life Insurance Company, as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 853, at Page 444.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagors shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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Together with all and singular rights, members, herditaments, 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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