

MORTGAGE OF REAL ESTATE Office of S. I. O. Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's Address:
PO Bx 2568, Gvl SC 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CLAUDIA B. HARBIT

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto THE FIRST NATIONAL BANK OF 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 SEVEN THOUSAND TWO HUNDRED SEVENTY-SEVEN AND 76/100----- DOLLARS (\$7,277.76), with interest thereon from date at the rate of 12.77 per centum per annum, said principal and interest to be repaid: \$202.16 per month including principal and interest computed at the rate of 12.77 per cent per annum on the unpaid balance for a total of 36 months.

STATE OF SOUTH CAROLINA
DOCUMENTARY
RECORDED
MAY 12 1979

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, City of Greenville, situate on the northeastern side of Ebaugh Ave., being taken from the southern portion of Lot 115 as shown on a plat of East Park Subdivision, Sec. J. recorded in the RMC Office for Greenville Co. in Plat Book A, pg. 383, and also being shown as a portion of Lot 115 on a plat of the Property of Lottie B. Jackson dated April 1957, prepared by Dalton & Neves, Engineers, and having according to said latter plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Ebaugh Avenue at the corner of property formerly belonging to Blanche Vega and running thence with the Vega property N 62-09 E 157.2 ft. to an iron pin; thence S 54-25 E 59.1 ft. to an iron pin; thence S 73-30 W 177.9 ft. to an iron pin on Ebaugh Ave.; thence with said avenue N 55 W 20 ft. to the point of beginning.

"ALSO, all that tract or lot of land in Greenville Township, Greenville Co., State of S.C. located, situate and being on the Laurens Rd. just inside the corporate limits of the City of Greenville and opposite plant formerly owned by McGee Manufacturing Co. and shown on plat of R. E. Dalton, Engineer, dated July 1921 and having the following metes and bounds, to-wit: BEGINNING at an iron pin on south side of said Laurens Rd. 114 ft. 6 in. from right of way of C&WC RY. and running thence with line of lot of W. H. Green, said latter lot being purchased from W. G. Serrine by deed dated March 31, 1922, and recorded in office of RMC for Greenville Co. in Vol. 78, pg. 543, in a southwesterly direction 138.8 ft. to an iron pin, also on said right of way; thence with line of lot now or formerly owned by R. N. Grisham 45.2 ft. in a northwesterly direction to corner of lot now or formerly owned by W. H. Dempsey; thence with the said Dempsey line 133.9 ft. in a northeasterly direction to an iron pin on the road; thence with Laurens Rd. in a southeasterly direction 50 ft. to the beginning corner."

This is the same property conveyed to the mortgagor by deed of Paul B. Haines recorded on Dec. 7, 1976 in DB 1047, pg. 409, RMC, Greenville Co.

This mortgage is junior in lien to a first mortgage to Lottie B. Neal, recorded in Mortgage Book 1382 at page 309 in the RMC Office, Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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