

MORTGAGE OF REAL ESTATE--Offices of Price & Poag, Attorneys at Law, Greenville, S C

FILED  
GREENVILLE CO. S. C.

OCT 31 11 26 AM '79  
DONNIE S. TANKERSLEY  
R.H.C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: JIMMY E. ROSS AND CONNIE D. ROSS

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & 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 SEVEN THOUSAND ONE HUNDRED

EIGHTY EIGHT AND 00/100 DOLLARS (\$ 7,188.00 )

due and payable in 60 consecutive monthly payments of \$119.80 each, payments to be applied first to interest, which has been added to principal above, and then to principal, first payment to begin December 1, 1979, and continuing on the first day of each and every month until paid in full.

(8%) (APR 14.09)

with interest thereon from date at the rate of eight / per centum per annum, to be paid: as stated above.

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,

ALL that certain piece, parcel or lot of land situate and lying in Grove Township, Greenville County, State of South Carolina, containing 2.5 acres, more or less, more particular shown and described on Plat made by Carolina Surveying Co. dated May 16, 1977, and recorded in the Office of Clerk of Court for said County in Book 6F, at Page 54, and having the metes and bounds, courses and distances as shown upon said plat.

This property fronts on McMahan Mill Road for 210 ft., and runs N. 29-10 E. for a distance of 525 ft. along side of property of B. P. Hendrix to an iron pin, running thence S. 57-14 P. for a distance of 203.7 ft. along side of property belonging to Roy J. Owens, running thence S. 28-29 W. for a distance of 525 ft. to an iron pin.

The above property is the same conveyed to the Mortgagors by the Deed of Roy J. Owens dated June 7, 1977, recorded in Deed Book 1059, at Page 693, on July 1, 1977.

It is understood and agreed that this mortgage is junior to the lien of that mortgage held by United Federal Savings & Loan Association recorded in Mortgage Book 1407, at Page 222, dated August 15, 1977 and recorded August 16, 1977.

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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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