

GREENVILLE CO. S. C. FILED STAMPS TO BE FIGURED ON \$4,860.56!

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

Nov 2 2 50 PM '79
S. TANKERSLEY
R.H.C.

1107 30

WHEREAS, W. MICHAEL BONDS AND SUSAN P. BONDS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST

(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 SIX THOUSAND FOUR HUNDRED TWENTY FOUR AND 80/100-----Dollars (\$ 6,424.80) due and payable

IN ACCORDANCE WITH NOTE THIS DATE SIGNED

with interest thereon from date at the rate of -----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, being known and designated as Lot No. 17, Woodfield Heights, Section 2, and having, according to a plat of Woodfield Heights, Section 2, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Blue Ridge Drive, joint front corner of Lots 16 and 17 and running thence up the joint line of said Lots, N. 55-40 W., 282.3 feet to a point, iron pin offset 12 feet; thence running N. 29-55 E., 100.3 feet to a point, iron pin offset 20 feet; running thence S. 55-40 E., 270 feet to an iron pin on the northwestern side of Blue Ridge Drive; running thence down the northwestern side of Blue Ridge Drive, S. 45-25 W., 100 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Fidelity Federal Savings & Loan Association and C. D. Case Builders as recorded in Deed Book 1017, Page 617 recorded 5/1/75.

This mortgage is second and junior in lien to that certain mortgage held by Farmer's Home Administration as recorded in the RMC Office for Greenville County in Mortgage Book 1138, Page 149 in the original amount of \$19,500.00 recorded 5/1/75.



Together with all and singular rights, members, hereditaments, 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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