

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

1490 433

DEC 5 2 58 PM '79  
DONNA BANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, Glenn N. Ronning and Karen E. Ronning

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 **ELEVEN THOUSAND FOUR HUNDRED THIRTY-SIX AND 60/100--**  
-----Dollars (\$ 11,436.60) due and payable

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:  
per terms of note dated 11/28/79

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:

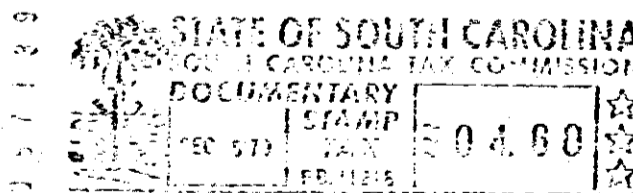
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being on the westerly side of Pigeon Point Road being shown as Lot No. 78 on a Plat of Forrester Woods, Section 7, prepared by R.B. Bruce, dated February 12, 1975, revised May, 1978, the original Plat having been recorded in Plat Book 5P at Page 21 in the RMC Office for Greenville County and also being shown on a more recent plat of the property of Glenn N. Ronning and Karen E. Ronning, dated June 15, 1978, prepared by Free-land and Associates recorded in Plat book 6-R, at Page 22 in the RMC Office for Greenville County and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Pigeon Point Road at the joint front corner of Lot 77 and Lot 78 and running thence with Lot 77 N. 72-31 W. 190.7 feet to an iron pin at the joint rear corner of Lots 77, 78, 91 and 92; thence with Lot 91 N. 17-48 E. 115 feet to an iron pin at the joint rear corner of Lots 78, 79, 90 and 91; thence with Lot 79 S. 72-28 E. 184.1 feet to an iron pin on Pigeon Point Road; thence with said road S. 14-31 W. 115 feet to the point of the beginning.

This being the same property conveyed to the Mortgagors by deed of Danco, Inc. dated June 24, 1978 and being recorded in the RMC Office for Greenville County in Deed Book 1081 at Page 985.

This mortgage is junior in lien to that certain mortgage to NCNB Mortgage Company in the original amount of \$60,250.00 recorded in the RMC Office for Greenville County in Mortgage Book 1436 at Page 329, dated June 27, 1978 and having an approximate balance of \$60,000.00.

GCTC  
--- 1 DE 5 79 1433



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 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.

4328 RV-2