

JUN 31 12 55 PM '80

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JOHN C. HOLLINGSWORTH
MORTGAGEE

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

WHEREAS, I, Eva Jo Hollingsworth,

(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 TWENTY-THOUSAND FIVE HUNDRED-SEVENTY-ONE AND 60/100

Dollars (\$ 20,571.60) due and payable

per terms of note

with interest thereon from _____ 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, shown and designated as Lot 492 on plat entitled "Abney Mills, Section 2," recorded in the RMC Office for Greenville County in Plat Book QQ at Page 59 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern side of Davis Street at the joint front corner of Lots 492 and 493 and running thence along the common line of said lots, N. 83-44 E., 148.9 feet to an old iron pin; thence S. 48-56 E, 51.0 feet to an old iron pin at the joint rear corner of Lots 492 and 509; thence along the common line of said lots, S. 39-30 W. 163.3 feet to an old iron pin; thence N. 38-10 W. 21.6 feet to an old iron pin; thence N. 28-41 W. 144.0 feet to an old iron pin, the point and place of beginning.

This is the same property conveyed to the mortgagor by deed of Johnnie C. Hollingsworth dated March 23, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1079 at Page 690.

This conveyance is made subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the above-described property.

This mortgage is junior in lien to that certain mortgage to Collateral Investment Co., as recorded in the RMC Office for Greenville County in Mortgage book 1339 at Page 488 and having an approximate balance of \$14,811.55.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 1494 PAGE 565
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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.

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