

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
MAR 15 1980  
S.C.

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

BOOK 1500 PAGE 708

WHEREAS,

CARLYLE R. BRYANT, SR. and ANNIE VERA BRYANT  
DONORS  
R.M.C.

(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

NINE THOUSAND TWO HUNDRED FORTY SIX and 30/100-----Dollars (\$ 9,246.30 ) due and payable

According to the terms of a Note of same date;

with interest thereon from Date at the rate of 12.00% per centum per annum, to be paid: According to the terms of a Note of same date;

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, Greenville Township, on the south side of Carroll Street, near the now or former limits of the City of Greenville, and more particularly described, as follows:

BEGINNING at a branch, which point is on the south side of Carroll Street and running thence S. 71.45 W. 115.8 feet; thence S. 65.56 W. 100 feet; thence S. 22.38 W. 58 feet, which point is the South east corner of Lot 14; thence N. 63.51 W. 37.4 feet; thence N. 22.14 E. 22.8 feet; thence N. 56.41 W. 70 feet to Lot 16; thence along the line of that lot, N. 20.29 E. 168.2 feet to Carroll Street; thence along the line of that Street S. 57.04 E. 75 feet; thence S. 66 E. 75 feet along said Street; thence still along said street S. 75.10 E. 120.3 feet to the branch, the beginning corner, being Lots 13, 14 and part 15 as shown on Plat recorded in Plat Book T at Page 21. Subject, however, to the right-of-way for sewer line across one corner of Lot 15 as shown on said plat.

This property was conveyed to Mortgagors on March 24, 1948 by Helen B. McDaniel, et al and recorded in the R.M.C. Office for Greenville County, South Carolina March 25, 1948 in Deed Book 340 at Page 478.

This mortgage is junior and subordinate to that certain mortgage dated November 12, 1970 to Fidelity Federal Savings and Loan Association in the amount of \$27,500.00, the term of this mortgage being 25 years, recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1172 at page 441.

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.