

MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Mortgagee's address: P. O. Box 6807, Greenville, S. C. 29606

S. C.

MORTGAGE OF REAL ESTATE

1980

TO ALL WHOM THESE PRESENTS MAY CONCERN

1508 605

SLEY

WHEREAS, Karlene Jones Long

(hereinafter referred to as 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 Six Hundred Fifty-Two and 16/100 Dollars (\$7,652.16) due and payable

in equal monthly installments of One Hundred Six and 28/100 (\$106.28) Dollars commencing August 15, 1980, and continuing on the 15th day of each month until paid in full, including

with interest thereon from _____ date _____ at the rate of 15% 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 Mortgagee 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, near the City of Greenville, being known and designated as Lot 27 on Plat of North Garden, said plat being recorded in the RMC Office for Greenville County, S.C. in Plat Book EE, Page 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westernly side of North Garden Circle, N. 11-09 W. 63.9 feet to an iron pin; thence around the curve of North Garden Circle, the chord of which is N. 57-28 W. 27.6 feet to an iron pin; thence S. 76-13 W. 137.9 feet to an iron pin, corner of Lot 28; thence along the rear line of Lot 28, S. 10-10 E. 77.4 feet to an iron pin; thence along the line of Lot 26, N. 80-48 W. 159.4 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Jerry W. Langston dated and recorded on September 3, 1969 in Deed Book 875 at Page 129 and deed of Randall Norms Long dated July 3, 1980 and recorded on July 23, 1980, in Deed Book 1129 at Page 245 in the RMC Office for Greenville County, South Carolina.

This mortgage is second and junior in lien to that mortgage given to C. Douglas Wilson & Company in the original amount of \$13,050.00, dated November 25, 1964, recorded in the RMC Office for Greenville County on November 30, 1964 in REM Book 979 at Page 505.

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 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.

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