

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED  
24 1980  
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WHEREAS, FRANCES REESE,

(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 Twenty Six Thousand Eight Hundred Seventy and 76/100-----

Dollars (\$ 26,870.76 ) due and payable

in accordance with terms of note of even date

including  
/with interest thereon from date at the rate of 14.00 a.p. per centum per annum, to be paid: monthly

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, Paris Mountain Township, shown on plat of property of W. D. Shedd, prepared by J. E. Clarkson on April 23, 1968, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Leland Circle on the northwestern corner of Lot 21 of the Walter J. Farr Subdivision and running thence along the rear line of Lots 20 and 21 S. 7-10 E., 145.9 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence S. 82-38 W., 152.7 feet to an iron pin; thence N. 35-05 W., 131.2 feet to an iron pin; thence along the line of Lot 31 of Blueberry Park Subdivision N. 68-10 E., 176 feet to an iron pin at the intersection of Leland Circle and Strawberry Drive; thence along said intersection S. 78-55 E., 46.3 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of W. D. Shedd, recorded in the R.M.C. office for Greenville County on December 28, 1973, in Deed Book 991, Page 386.

ALSO: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Strawberry Drive at the intersection of Strawberry Drive with Leland Circle and being shown as Lot No. 31 on plat of subdivision of Blueberry Park by C. C. Jones and Associated, dated May 20, 1955, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 30 and 31 and running thence along the joint line of said lots N. 86-55 W., 158 feet to an iron pin at the joint rear corner of said lots; thence S. 3-10 W., 144.3 feet to an iron pin on the northern side of Leland Circle; thence with the northern side of Leland Circle N. 68-10 E., 176.4 feet to an iron pin at the intersection of Strawberry Drive and Leland Circle; thence along the eastern side of Strawberry Drive N. 3-10 E., 70 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of W. F. Nabors recorded in the R.M.C. Office for Greenville County on September 12, 1973, in Deed Book 983 , Page 705.

This mortgage is junior in lien to that certain mortgage executed in favor of Southern Bank & Trust Company in the original amount of \$65,000.00 recorded in the R.M.C. Office for Greenville County on October 6, 1976, in Real Estate Mortgage Book 1379, Page 790.

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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