

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... FILED
CO. S. C.
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R.M.C. WATKERSLEY

1583-1518

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

WHEREAS, we, Wade Henry Forrester and Linda O. Forrester,
(Address: P. O. Box 326, Simpsonville, South Carolina 29681)
(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
(Address: P. O. Box 65, Fountain Inn, South Carolina 29644)

(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
-----Eight Thousand & No/100-----
Dollars (\$ *8,000.00) due and payable

in accordance with note of even date

with interest thereon from date at the rate of 16 per centum per annum, ~~XXXXXX~~

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 Mortgagee 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, the Mortgagee's heirs, 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 on the northeast side of State Highway No. 14 (Old Laurens Road) between Simpsonville and Fountain Inn, as shown by Greenville County Block Book Map 323.1-1-8, containing fourteen acres, more or less, the greater portion of the tract being bounded by lands now or formerly of Land Fund, Ltd. (site of old Ville-Inn Theater); now or formerly Sexton, ParaChem (formerly S. C. Gault), Culbertson, and the lesser portion of the tract, which is bound by now or formerly Land Fund, Ltd., the greater portion of this tract, Culbertson, and Seaboard Coast Line Railway right-of-way. There being situate on the within described premises a small cottage dwelling.

THIS BEING the same property conveyed to the Mortgagors by deed of James R. Owens on April 11, 1975, the deed recorded in the R.M.C. Office for Greenville County, S. C., on April 17, 1975, in Deed Book 1016 at Page 95.

THIS MORTGAGE is junior in lien to that given by the Mortgagors to Southern Bank and Trust Company on April 11, 1975, in the principal amount of \$15,000.00, on which there is an unpaid balance of principal of \$11,636.67. The mortgage is of record in the Office of the R.M.C. for Greenville County, S. C., in Book 1337 at Page 269, under recording date of April 17, 1975.



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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