

FILED  
GREENVILLE CO. S. C.

1524

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

NOV 12 00 PM '80  
WILLIAMSLEY  
R.M.C.

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

WHEREAS, Michael A. Brandt and Ann C. Brandt

(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 **THIRTEEN THOUSAND NINE HUNDRED FORTY-FIVE AND 44/100**-----Dollars (\$13,945.44) due and payable

with interest thereon from November 14, 1980 at the rate of 12.0 per centum per annum, to be paid:  
per terms of note of even 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, on the Eastern side of Duncan Road and shown as an 11.2 acre tract of land on a plat of "Property of Carl D. Curtis and Jackie A. Curtis" prepared by W. R. Williams Jr., Engineer and Surveyor, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6M at page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Duncan Road and running thence along a line of Norman property S. 63-48 E. 174.4 feet to an iron pin; thence along a line of Norman property N. 49-19 E. 393.5-feet to an iron pin; thence along the line of property now or formerly owned by Hix S. 22-17 E. 698.1-feet to an Old iron pin; thence along a line of Childers property S. 66-24 W. 101.4-feet to an old iron pin; thence continuing along a line of Childers property S. 56-21 W. 570.8-feet to an iron pin; thence N. 89-02 W. 112.2-feet to an old spike in the center of Duncan Road; thence along the center of Duncan Road N. 17-20 W. 124.5-feet to a nail and cap in the center of a bridge over a creek; thence continuing along said road N. 19-53 W. 200-feet to a nail and cap; thence continuing along said road N. 4-36 W. 150-feet to a nail and cap; thence continuing along said road N. 7-07 E. 175-feet to a nail and cap; hence continuing along said road N. 16-45 E. 198-feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of even date; and being conveyed to Carl D. Curtis and Jackie A. Curtis by deed of Gary Leroy Norman, recorded April 27, 1978 in Deed Book 1077, at Page 904, in R.M.C. Office for Greenville County.

This mortgage is second and junior in lien to that certain mortgage to Colonial Mortgage Company as recorded in Mortgage Book 1505 at page 761 in the RMC Office for Greenville County and having a current approximate balance of \$36,998.70.

RECORDED  
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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
NOV 12 1980

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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