

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN NICK LETTIG AND NORMA JEAN LETTIG

WHEREAS, JOHN NICK LETTIG AND NORMA JEAN LETTIG

(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

SEVEN THOUSAND TWO HUNDRED TWENTY-SEVEN AND 36/100THS-----Dollars (\$ 7,227.36----- ) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of 15.99 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, near the City of Greenville, being known and designated as Lot No. 46 as shown on a plat of Property of William R. Timmons, Jr., prepared by C. O. Riddle, dated May 1961, recorded in the RMC Office for Greenville County, in Plat Book XX at Page 9, and having according to said plat, the following metes and bounds:

BEGINNING at an ip on the Southern side of Fairfax Drive at the joint front corner of Lot Nos. 45 and 46, and running thence with the line of Lot No. 45 S. 21-37 E. 257 ft. to an ip in the line of property now or formerly of J. C. Bayne; thence with the line of said Bayne property S. 60-04 W. 88.9 ft. to an ip at the joint rear corner of Lot Nos. 46 and 49; thence with the line of Lot Nos. 49 and 47 N. 21-37 W. 269.8 ft. to an ip on the Southern side of Fairfax Drive; thence with the Southern side of Fairfax Drive N. 68-23 E. 88 ft. to the point of beginning.

THIS Mortgage being junior in rank to that certain Mortgage recorded in the RMC Office for Greenville County in Mortgage Book 1028 at Page 494.

THIS being the same property conveyed to the Mortgagors herein by Hewey Richardson on September 26, 1966, by deed recorded in the RMC Office for Greenville County on September 27, 1966, in Deed Book 806 at Page 575.

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RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON MARCH 11, 1981, AT 11:48 AM.

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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