

APR 13 12 32 PM '81

MORTGAGE OF REAL ESTATE

JOHN E. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William B. McClellan and Norma S. McClellan

(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 Four Hundred Sixty-Eight and 20/100- - - - - Dollars (\$ 7,468.20 ) due and payable

in accordance with a note dated April 4th, 1981.

with interest thereon ~~at~~ after maturity at the rate of 10% per centum per annum, to be paid: after maturity

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, known as Lot No. 10, Section II of Pinehurst as shown on Plat of W. J. Burty recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "MM", at Page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Linden Drive at the corner of Lot No. 11 and running thence S, 80-51 W, 162.5 feet to an iron pin; thence S, 09-07 E, 90 feet to an iron pin; thence N, 80-51 E, 162.6 feet to Linden Drive; thence with said Drive N, 09-09 W, 90 feet to the point of beginning.

This is the same property conveyed to William B. McClellan and Norma S. McClellan by Beattie R. Jones, Jr., by deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 962, at Page 121, on December 4th, 1972.

This mortgage is junior and inferior to a certain first mortgage in favor of Travelers Rest Savings and Loan Association, which is recorded in the R.M.C. Office for Greenville County, South Carolina in REM Book 1082, at Page 251.

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STATE OF SOUTH CAROLINA  
JOHN E. TANKERSLEY  
R.M.C.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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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