

MORTGAGE OF REAL ESTATE

BOOK 1545 PAGE 397

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FD
S. C.
PH '81
HERSLEY

WHEREAS, Lane Wholesale Imports, as Debtor and Terrence E. Lane, as Guarantor

(hereinafter referred to as ~~Mortgagor~~ ^{Debtor}) is well and truly indebted unto Southern Bank And Trust Company, Greenville, South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the ~~Mortgage~~ ^{Debtor's} promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eighty Thousand and no/100ths

Dollars (\$ 80,000.00) due and payable

with interest thereon from even date at the rate of 17.99 per centum per annum, to be paid as set forth in said note.

WHEREAS, the ~~Mortgagor~~ ^{Debtor} 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:

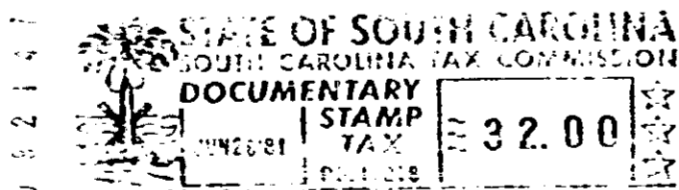
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 2 on plat of part of Property of J. T. Blassingame Estate as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book J, Page 117, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Faris Road at the corner of Lot 1, which point is 79.3 feet east of the intersection of Ponce deLeon Drive, and running thence along the line of Lot 1, N 28-10 W 190.2 feet to an iron pin at the rear corner of said lot; thence N 64-30 E 80 feet to an iron pin at the rear corner of Lot 3; thence along the line of Lot 3, S 28-10 E 190.2 feet to an iron pin at the corner of said lot on the northern side of East Faris Road; thence along the northern side of said East Faris Road, S 64-30 W 80 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Patricia L. Hershberger as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1088, Page 73, on September 19, 1978.

THIS mortgage is junior and second in lien to that certain note and mortgage given to Greer Federal Savings & Loan Association as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1444, Page 636, on September 19, 1978.

P. Lillian Lane, mortgagor herein, is giving this mortgage in consideration of the above named debt and is obligated on said debt only insofar as this collateral is pledged.



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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 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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