

MORTGAGE OF REAL ESTATE

BOOK 1564 PAGE 201

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GR: SHERIFF
FEB 17 3 17 PM '82
S.C.
RSCY

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael G. Burton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust

(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 Five Hundred and No/100 ----- Dollars (\$ 8,500.00) due and payable

In equal monthly installments of \$178.66 each for seven years; first payment being due on April 15, 1982, last payment due on March 15, 1989.

with interest thereon from date at the rate of 18% 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,

ALL that piece, parcel or lot of land on Havilland Avenue, in the City and County of Greenville, South Carolina, known and designated as Lot No. 19 of the Hillside Terrace Subdivision, as shown on that plat thereof recorded in the RMC Office for Greenville County in Plat Book "F" at Page 154.

This is the identical property conveyed to the mortgagor by deed of Bobby Joe Shepherd and recorded in Deed Book 1157 at Page 109 in the RMC Office for Greenville County on October 21, 1981.

This mortgage is junior and second in lien to that mortgage given to Bobby Joe Shepherd which is recorded in the RMC Office for Greenville County in Mortgage Book 1555 at Page 858 on October 21, 1981 in the original amount of \$8,500.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
FEB 22 1982
\$ 03.60
FEB 12 1982

400 8 24191801

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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