

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

REC'D  
FEB 16 AM '82  
SHERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, T. Leon Porter

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company  
Piedmont, S.C.

(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 Ten thousand four hundred and no/100-----

Dollars (\$ 10,400.00 ) due and payable

in eighty - four ( 84 ) monthly installments of \$206.58 each , to be applied first to interest with balance to principal , the first of these due on April 15, 1982 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 16 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, with the buildings and improvements thereon , situate , lying and being in Grove Township , near Piedmont, Greenville County , South Carolina , being known and designated as Lot 6 and 7 on plat of W. M. Guest and I. N. Moody Property , which plat is recorded in the RMC Office for Greenville County , South Carolina in Plat Book " S " , at page 187 , and having according to said plat, the following metes and bounds to - wit :

BEGINNING at a point on Guest Avenue joint corner of Lots 5 and 6 ; and running thence N. 24-24 W. 180 feet to joint corner of Lots 7 and 8 ; thence along the line of Lot No. 8, 222 feet to a point ; thence S. 16.00 E. 216 feet to a joint corner of Lots 13, 14, 5, and 6 ; thence along the line of Lot. No. 5 , 190 feet to beginning corner. This is the same property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County , S. C. in Deeds Volume 754 , Page 474, by James Fulbright and Nancy P. Fulbright on August 5, 1964

This will be a Junior Lien to the first mortgage in the amount of \$6,300.00 dated Aug. 5, 1962 , recorded in Mortgage Book 967, Page 267, executed to C. Douglas Wilson & Co.



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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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