

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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JANAKERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Samuel C. Friddle and Stella F. Friddle

(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

Fifty -seven thousand thirteen and 20/100----- Dollars (\$ 57,013.20) due and payable in thirty - six (36) monthly installments of \$1,583.70 beginning April 15, 1982 with a like amount due on the 15th day of each calendar month thereafter until entire amount is paid in full , with the final payment due March 15, 1985 .

with interest thereon from date 17 at the rate of per centum per annum, to be paid: in advance

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

All that certain piece, parcel or lot of land , with all improvements thereon , situate , lying and being in Greenville County , South Carolina , and being known and designated as Lot 8 of Whispering Pines Subdivision as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book " PPP " at page 65 , and having, according to said plat , the following metes and bounds , to - wit :

Beginning at an iron pin on the northern side of Oak Hill Drive at the joint front corner of Lots 8 and 9 and running thence with the line of Lot 9 , N. 30- 000 E. 157.2 feet to an iron pin at the joint rear corner of Lots 8, 9 , 22 and 23 ; thence with the rear line of Lot 23 , S. 61-30 E. 100 feet to an iron pin , at the joint rear corner of Lots 8, 7 , 23 and 24 ; thence with the line of Lot 7 , S. 30-00 W. 160 feet to an iron pin at the joint front corner of Lots 8 and 7 on the northern side of Oak Hill Drive ; thence with the northern side of Oak Hill Drive , N. 60 - 00 W. 100 feet to the point of beginning .

Derivation : Received from Wade H. Stephens, Jr. as Trustee for Citizens Builder Mart and Ray D. Hawkins , deed dated 8/30/72 , recorded 9/1/72 in Volume 954 , Page 60.

This mortgage is a Junior to the following mortgages :

A mortgage given by Samuel C. and Stella F. Friddle to Federal Home Administration as shown in Mortgage Book 1247 , at page 387 dated September 1, 1972 , in the original sum of \$16,850.00 .

A mortgage given by Samuel C. and Stella F. Friddle to Sunamerica Financial Corporation dated July 5, 1979 recorded in the R.M.C. OFFICE FOR Greenville County in Mtg. Book 1472 , at page 704 in the original sum of \$12,600 .00 .



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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