

MORTGAGE OF REAL ESTATE -

Net proceeds of this loan \$9,500.00

BOOK 1570 PAGE 505

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

S.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We , Bobby D. Eller and Susan E. Eller

(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

Nine thousand nine hundred forty-four and 76/100-----Dollars (\$9,944.76) due and payable in eighty - four (84) monthly installments of \$118.39 each , the first of these due on June 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 18 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:

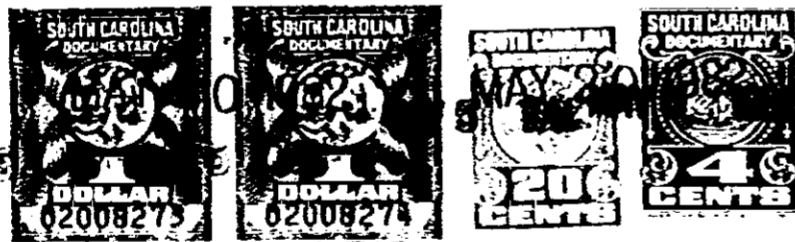
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece , parcel , or lot of land situate , lying and being in Greenville County , State of South Carolina , being known and designated as Lot 5 , as shown on Plat of Section 2 , Spring Valley Subdivision recorded in Plat Book 4 - F at Page 10 of the RMC Office for Greenville County , S. C. and having such metes and bounds as are more fully shown thereon .

Subject to any and all restrictions , easements , covenants , and rights-of-way , if any , affecting said property .

This is the same property conveyed to Bobby D. Eller and Susan E. Eller by deed of John S. Robertson and Gail C. Robertson dated August 9 , 1978 , recorded in the Office of RMC for Greenville County in Book 1084 of Deeds , Page 992 .

This will be a Junior Lien to the first mortgage in the amount of \$28,900.00 dated August 9 , 1978 , executed to Panstone Mortgage Service , Inc., recorded in RMC Office for Greenville County in Book 1454 , at Page 873 .



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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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