

MORTGAGE OF REAL ESTATE

BOOK 1576 PAGE 377

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C. MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WASLEY.

WHEREAS, Ray E. Fulmer

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

(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 Two Hundred and No/100-----

----- Dollars (\$ 8,200.00) due and payable

at the rate of \$173.29 per month beginning September 8, 1982, and continuing in a like amount each and every month thereafter for a period of seven (7) years, together

with interest thereon from date at the rate of eighteen 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, the Mortgagee's heirs, 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, on the southeastern side of "B" Street and being known and designated as Lot No. 128, Section "B" of Woodside Mills Subdivision as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book W at Page 112 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Odessa P. Carter recorded in the RMC Office for Greenville County in Deed Book 1156 at Page 38 on October 1, 1981.

THIS is a second mortgage subject to that certain first mortgage to Odessa P. Carter recorded in the RMC Office for Greenville County in Mortgage Book 1554 at Page 128 on October 1, 1981 in the original amount of \$15,000.00.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 16 on Piedmont Avenue, according to a plat of EDGEMONT showing building lots Judson Mills Company according to a survey made by G. F. Rogers, Surveyor, in June, 1915 and being recorded in the RMC Office for Greenville County in Plat Book D at Page 35 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Michael Regan and Cynthia D. Regan recorded in the RMC Office for Greenville County in Deed Book 1156 at Page 515 on October 9, 1981.

THIS is a second mortgage subject to that certain first mortgage to Engel Mortgage Company, Inc. recorded in the RMC Office for Greenville County in Mortgage Book 1490 at Page 997 on December 12, 1979, said mortgage was assigned to South Carolina State Housing Authority by assignment recorded in said RMC Office in Mortgage Book 1492 at Page 144 on December 28, 1979, in the original amount of \$20,350.00.

THE mailing address of the Mortgagee herein is: P. O. Box 1329
Greenville, S. C. 29602

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 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 is 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.

0377

4328 RV-2