

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
JUN 5 1 38 PM '84
R.M.C. WHERSLEY

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

WHEREAS, R. Keith Crain and Sharon H. Crain,

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

(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

Four Thousand, Nine Hundred Twenty-Five and 66/100 Dollars (\$ 4,925.66) due and payable

(See Note to Southern Bank & Trust Co. dated May 30, 1984)
For Details

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 certain piece, parcel or lot of land, situate, lying and being in Bates Township, near Marietta, Greenville County, South Carolina, on Long View Drive, and having, according to plat of property of R. Keith Crain and Sharon H. Crain, by T. Craig Keith, dated 10/8/82, the following metes and bounds, to-wit:

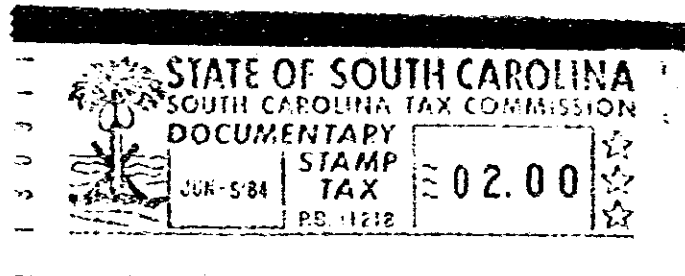
BEGINNING at an old iron pin on Long View Drive, front corner of property of Radford and running thence S. 26-32 E., 272.94 feet to an iron pin on said street; thence S. 51-44 W., 676.75 feet along line of Stroud to an old iron pin; thence N. 29-53 W., 298.7 feet to an old iron pin; thence with the line of Radford N. 54-05 E. 689.27 feet to the point of beginning and containing 4.42 acres.

This is the same property conveyed to the mortgagors herein by deed of William C. Brooks, as Trustee recorded in the RMC Office for Greenville County on January 25, 1983 in Deed Book 1181 at Page 339.

This mortgage is second and junior in lien to that mortgage given in favor of William C. Brooks, as Trustee in the original amount of \$6,925.58 recorded in the RMC Office for Greenville County on January 25, 1983 in Mortgage Book 1592 at Page 833.

Mortgagee's address is P.O. Box 544, Travelers Rest, SC 29690

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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 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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