

July 13 12 51 PM '75

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DORIS HOOPER ATKINSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & 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 **Ten Thousand Two Hundred Twenty Nine and 76/100--**

Dollars (\$ 10,229.76) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from **date** at the rate of **7%** 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**, situate on the northern side of **Etowah Drive**, and being shown and designated as Lot 18 on a plat of Section 3 of Farmington Acres, recorded in Plat Book BBB, Page 89, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Etowah Drive, at the joint front corner of Lots 17 and 18 and running thence with the line of Lot 17 N. 38-45 W., 173.4 feet to a pin; thence N. 58-01 E., 100.7 feet to a pin at the rear corner of Lot 19; thence with the line of Lot 19, S. 38-45 E., 161.9 feet to an iron pin on Etowah Drive; thence with the northern side of said Drive, S. 51-15 W., 100 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage executed in favor of Fidelity Federal Savings & Loan Association dated November 4, 1970, in the original amount of \$15,700.00, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1171, Page 539.

5.4.12



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.