

FILED
GREENVILLE CO. S. C.

1355 838

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

}

NO 15 10 28 1976
JOHN S. TANKERSLEY
M.P.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Grady Rodgers

(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

Five Thousand and No/100----- Dollars (\$ 5,000.00) due and payable

in 42 monthly installments of \$154.96 each, commencing on the 1st day of February, 1976, and continuing on the 1st day of each month thereafter until paid in full, said payments including

~~XXX~~ interest thereon from date at the rate of 7 per cent ^{add on} 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, being known and designated as Lot No. 151 as shown on a plat entitled South Forest Estates recorded in the RMC Office for Greenville County in Plat Book GG at Pages 180 and 181, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Pinefield Drive, joint front corners of Lots 150 and 151, thence along the line of Lot 150, S. 84-40 W. 147.3 feet; thence S. 4-55 E. 61.3 feet; thence S. 85-26 E. 160.9 feet to the edge of Pinefield Drive; thence with said drive, N. 12-09 W. 90 feet to the beginning point.

This is the same property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 797 at Page 226.

This mortgage is second and junior in lien to that certain mortgage given to General Mortgage Co. in the original amount of \$14,850.00 recorded in the RMC Office for Greenville County in Mortgage Book 858 at Page 207.



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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