

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEJUN 17 1 45 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, George S. Failor and Margaret P. Failor

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Southern Bank and Trust Company of Easley, South Carolina

(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

Seven Thousand, Four Hundred Nineteen and 84/100----- Dollars (\$ 7,419.84) due and payable in Forty-Eight (48) monthly installments of One Hundred Fifty-Four and 58/100 (\$154.58) commencing on the 22ND day of July, 1976, and on the same date of each successive month thereafter until paid in full.

with interest thereon from date at the rate of seven 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, on the westerly side of Farmington Road, near the City of Greenville, S. C., being known and designated as Lot No. 72 on Plat No. 1 of Chestnut Hills, as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book QQ, Page 83, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Farmington Road, said pin being the joint front corner of Lots 72 and 73, and running thence with the common line of said lots N. 79-12 W. 112.6 feet to an iron pin; thence S. 15-59 W. 156.7 feet to an iron pin, joint corner of Lots 71, 72 and 74; thence with the joint line of Lots 71 and 72 N. 76-54 E. 175.9 feet to an iron pin on the westerly side of Farmington Road; thence with the westerly side of Farmington Road N. 8-55 W. 70 feet to an iron pin to the point of BEGINNING.

This mortgage is second in priority to the mortgage held by C. Douglas Wilson & Company, which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina, in Real Estate Mortgage Volume 957, at Page 531.



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.