STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS,

BENJAMIN H. GRICE AND ELIZABETH R. GRICE

(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 FOUR HUNDRED NINETY EIGHT AND 40/100 ----- Dollars (\$ 5,498.40) due and payable

according to the terms thereof, said note being incorporated herein by reference.

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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 Southeastern side of Parisview Avenue, near the Town of Travelers Rest, in Bates Township, shown as Lot 10 on Plat of Sunny Acres, made by J.C. Hill, Surveyor, August 24, 1953, revised March 1, 1954, recorded in the RMC Office for Greenville County, South Carolina in Plat Book BB, Pages 168 and 169, said lot having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Parisview Avenue, at joint front corner of Lots 10 and 12, and running thence along the line of Lot 12, S. 29-30 E., 143.6 feet to an iron pin; thence S. 60-30 W., 80 feet to an iron pin, corner of Lot 11; thence along the line of Lot 11, N. 29-30 W., 142.6 feet to an iron pin on the Southeast side of Parisview Avenue; thence with the Southeast side of Parisview Avenue, N. 59-50 E., 80 feet to the beginning corner.

THIS is a second mortgage junior in lien to that certain mortgage given by Benjamin H. Grice and Elizabeth R. Grice to Cameron-Brown Company recorded in the RMC Office for Greenville County in Mortgage Book 1128 at Page 439.

THIS is the identical property conveyed to the mortgagors by Deed of James C. McCrary and Alma B. McCrary being recorded in the RMC Office for Greenville County in Deed Book 1050 at Page 479.

MORTGAGEE'S ADDRESS:

P.O. Box 544

Travelers Rest, S.C. 29690

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA
TAX COMMISSION
DOCUMENTARY
STAMP
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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 such fixtures and equipment, other than the justical 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 heireinabove described ir ree 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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