

GREENVILLE CO. S. C.

SEP 20 3 15 PM '78

BOOK 1445 PAGE 643

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) S. TANKERSLEY)
R.M.C.) SECOND) MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALVIN L. DRAKE AND SARAH T. DRAKE

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY
1301 Pendleton St., Greenville, S.C.

(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 EIGHT THOUSAND SEVEN HUNDRED FORTY-FIVE AND 84/100 Dollars (\$8,745.84) due and payable

in accordance with Note, the terms of which are incorporated herein by reference

NET LOAN PROCEEDS ARE \$7,000.00

with interest thereon from date of the note 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:

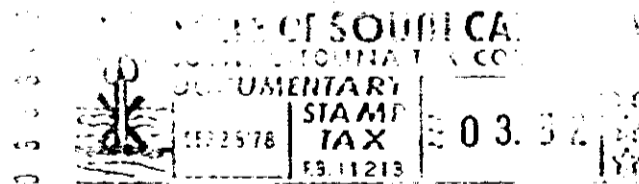
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot No. 28 of a subdivision known as Forest Park which is recorded in the R.M.C. Office for Greenville County in Plat Book EE, Page 64 and 65. Reference to said plat is craved for a more accurate description.

This is the identical property conveyed to the Mortgagors herein by deed of Simpsonville Lumber and Supply Company, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 607, Page 254 on October 1, 1958.

This Mortgage is second and junior in lien to that mortgage to Laurens Federal Savings and Loan Association in the original amount of \$10,000.00 recorded in the R.M.C. Office for Greenville County in Mortgage Book 760, Page 544 on October 1, 1958 and rerecorded on February 1, 1973 in Mortgage Book 1266, Page 465 due to an additional advance of funds and extension of Mortgage.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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