LAW OFFICES OF A LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

800% 1489 FASE 736

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

6070

9REFN. FILED Hey 23 2 14 PH 179

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE : FANKERSLEY WHEREAS, Janelle Goff R.M.C

(hereinaster 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

Twenty one thousand five hundred fifty and 20/100----- Dollars (\$ 21,550.20) due and payable

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

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 Mortgagoe 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 (\$3.60) 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, the Mortgagee's heirs, 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 northern side of State Park Road (Highway No. S23-22), in Bates Township, being shown and designated as Lot No. 4 on a plat of Clear View Park and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of the right of way of State Park Road, said iron pin being located S. 74-40 E. 290 feet from the center of Batson Road, and running thence with the northern side of the right of way of State Park Road, S. 74-40 E. 150 feet to an iron pin at the corner of Lots Nos. 4 and 5; thence N. 15-20 E. 185 feet to an iron pin at the rear corner of Lots Nos. 4 and 5 and Lots Nos. 21 and 22; thence N. 74-40 W. 150 feet to an iron pin in the rear line of Lot No. 23; thence S. 15-20 W. 185 feet to an iron pin on the northern side of the right of way of State Park Road, the point of beginning.

This is the same property conveyed to the mortgagor by deed of John J. Holleran and Edna Holleran dated December 16, 1976 and recorded in the RMC Office for Greenville County in Deed Book 1048 at page 41.

THIS IS A SECOND MORTGAGE, junior in lien to that certain mortgage given by Janelle Goff to Fidelity Federal Savings and Loan Association and being recorded in the RMC Office for Greenville County in Mortgage Book 1385 at page 447 on December 17, 1976.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

SOCUMENTAL SOCIAL STORY STORY

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.

PTO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

28 RV.2