MORTGAGE OF REAL ESTATE

30 **S.C.**

8001 1563 PAGE 508

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

FEB 17 17 19 PK 182 BONN SERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERNI

WHEREAS.

Myrtle R. Black

(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 Twelve Thousand Eighty-Six and 76/100------

) due and payable

as provided for in Promissory Note executed of even date herewith.

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 Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe'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.

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of South Carolina Highway No. 290 (S. C. Highway 415), containing 2.0 acres, more or less, and having, according to a survey by Carolina Engineering and Surveying Company, dated May 27, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of South Carolina Highway 290, at joint corner of the Revis property, which iron pin is 246.3 feet in a northwesterly direction from the Mullinax property and running thence S.33-37 W. 642.2 feet to an iron pin; thence with the line of Barbare property, N.12-10 E. 697 feet to an iron pin on South Carolina Highway 290; thence S.54-55 E. 255 feet to the point of beginning.

THIS is the same property as that conveyed to John C. Black and Myrtle R. Black by deed from Daisy O. Revis, Hazel R. Gordon and Harrison Revis recorded in the RMC Office for Greenville County in Deed Book 891 at Page 342 on June 5, 1970. John C. Black conveyed his one-half interest in above property to Myrtle R. Black by deed dated February 11, 1982 and recorded in the RMC Office for Greenville County of even date herewith.

THIS is a second mortgage subject to that certain first mortgage to The United States of America (Farmer's Home Administration) recorded in the RMC Office for Greenville County in Mortgage Book 1161 at Page 531 on July 28, 1970 in the original amount of \$15,000.00.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690.

DOCUMENTARY | STAMP | 0.4. 8 4 TO THE STAMP | 10.4. 8 TO THE

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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

TO STATE OF THE PROPERTY OF TH

r Januar et far et de la faria

energy o

4.0CC