

LAW OFFICES OF
MORTGAGE OF REAL ESTATE

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
SEP 11 1 59 PM '80
DONNIE S. TANKERSLEY
R.M.C.

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

BOOK 1515 PAGE 257

BOOK 84 PAGE 313

WHEREAS, G. Clayton Spruell and Ann P. Spruell

09-27-14-000-06860

(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 Sixty four thousand one hundred nineteen and 60/100 Dollars (\$ 64,119.60) due and payable

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

to the common line of said lots, S. 3-10 E. 165 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Thrift Builders, Inc. dated June 16, 1972 and recorded in the RMC Office for Greenville County on June 19, 1972 Deed Book 946 at page 465.

This is a second mortgage, junior in lien to that certain mortgage given to Fidelity Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1351 at page 793 on October 5, 1976.

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

2.0000
SEP 10 90 1225

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
SOUTHERN BANK AND TRUST COMPANY

FILED
GREENVILLE CO. S.C.
MAR 23 1 41 PM '84
DONNIE S. TANKERSLEY
R.M.C.

MAR 23 1984

Greenville, SOUTH CAROLINA

BY: *[Signature]*

WITNESS *[Signature]*

LATHAN, SMITH & BARBARE, P.A.

BY: *[Signature]*

WITNESS *[Signature]*

29334

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.

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