FILED
GREENVILLE CO. S. C.

Jun 27 11 11 AM '74

DONNIE S. TANKERSLEY
R.M.C.

1314 - 867

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Beth A. Jones

(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 Forty Thousand ($40,000.00) ----------

---------- Dollars ($ 40,000.00 xxxxxxxxx

together with interest thereon from date at the rate of Nine (9%) per cent per annum, due and payable according to the terms of a Promissory Note of even date herewith;

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

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 Wade Hampton Boulevard and on the northeastern side of Richbourg Drive, being shown as Lot No. 1 and a portion of Lot No. 2 on Plat of Wade Hampton Terrace, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, Page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Wade Hampton Boulevard and Richbourg Drive and running thence along the northeastern side of Richbourg Drive, S. 50-33 E. 220.4 feet to an iron pin; thence N. 43-0 E. 151.5 feet to an iron pin at the corner of property now or formerly of Truman E. Watson and Carolyn H. Watson; thence along said Watson line, N. 49-49 W. through Lot No. 2, 220.7 feet to an iron pin on the southeastern side of Wade Hampton Boulevard; thence along Wade Hampton Boulevard, S. 43-0 W. 154 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of L. O. Clary and Eula R. Clary, dated July 9, 1968, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 848, Page 123.

This mortgage is junior in lien to that certain mortgage given by Beth A. Jones to First Federal Savings and Loan Association in the original amount of $27,500.00, dated July 9, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1097 at page 115.

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 lawful authority 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.

4328 RV.2