STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE











ERN: CARSON SPENCER AND DOROTHY B. SPENCER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

(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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

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in 60 consecutive monthly payments of One Hundred Seventy-Four and 61/100 (\$174.61), beginning July 1, 1977 and continuing each month until paid in full, to be applied first to interest, which has been added to the principal above, and then to principal.

with interest thereon from date at the rate of seven/78 centum per annum, to be paid: as stated above.

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,

ALL that certain piece, parcel and tract of land, with all buildings and improvements thereon, situate, lying and being in Dunklin Township, Greenville County, State of South Carolina, containing 36.24 acres and being shown as Tract No. One on plat made by F. E. Ragsdale, S. C. Registered Surveyor, recorded in Plat Book 3-P, at Page 75 in the R. M. C. Office in Greenville County, South Carolina, and having according to said plat the following courses and distances:

BEGINNING at a point (nail & cap) to the center of Cobb Road, corner with Tract No. Two as shown on said plat, and running thence with the center of Cobb Road N. 1-29 E. 121.4 feet to a nail & cap, thence N. 13-53 E. 275.8 feet to a point on Stewart's line, thence N. 61-00 W. 493.3 feet to an iron pin corner with property now or formerly of S. G. Vance Estate, thence S. 45-20 W. 2,139 feet to an iron pin in or near Ellison's creek, thence along with Ellison's creek, the creek being the line, the following courses and distances: S. 88-20 E. 320 feet; N. 76-20 E. 1,100 feet; N. 72-35 E. 1,250 feet; thence S. 52-00 E. 122 feet; and N. 58-15 E. 341 feet to corner with line of Tract No. Two; thence with the line of Tract No. Two as shown on said plat N. 81-11 W. 1,109 feet to nail & cap in center of Cobb Road, the point and place of beginning.

The above described property is the same conveyed to the Mortgagors by the deed of Ralph H. McKendree, Sr. and Helen C. McKendree, dated November 20, 1972, recorded in the R. M. C. Office for Greenville County, November 21, 1972 in Deed Book 961, at Page 33.

It is understood that this Mortgage is junior to the lien of that Mortgage given by the Mortgagors to the Federal Land Bank in the amount of \$68,000.00 which is of record in Mortgage Book 1395, at Page 941.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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