STATE OF SOUTH CAROLINA 2 29 11 17

MORTGAGE OF REAL ESTATE

OUNTY OF GREENVILLE STANGERSTET TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Hubert R. Dover and Jo Ann F. Dover

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

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

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WHEREAS, the Mortgagor may bereafter 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 Martgagoe, 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, its successors and assigns:

"ALL, that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, bing and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 24, Forest Hills Subdivision, as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book 4-J, Page 55, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on North Forest Circle to joint front corner of Lots 23 and 24 and running thence N. 49-34 E. 50 feet to a point; thence N. 61-29 E. 85 feet to a point; thence N. 72-16 E. 100 feet to a point; thence N. 1-54 W. 121 feet to a point; thence S. 76-20 W. 344.3 feet to a point; thence S. 41-57 E. 196.7 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagor by deed from E. M. Hanna dated August 28, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Book 953 at Page 278 on August 29, 1972.

This is a second mortgage junior to that certain first mortgage with First Federal Savings and Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 1246 at Page 541 in the principal amount of \$13,750.00.

The Mortgagee's address is P. O. Box 544, Travelers Rest, S. C. 29690.

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SYATE OF SOUTH CAROLINA TAX COMMISSION POCUMENTARY STAMP TAX ED 2. 48 \$ PB.11218

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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 such 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 scized of the premises heireinabove 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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