FILED
GREENVILLE CO. S. C.
'78 JAN 3 PM 3 42
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1421 PAGE 260

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Brown, Jr. and Nancy Blassingame

(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

Twenty Three Hundred Ninety-Three and 04/100 Dollars ($ 2393.04) due and payable

in 24 monthly installments of $99.71 each, all payable on the same date of each successive month commencing February 22, 1978.

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, in the City of Greenville, on Pacific Avenue, being known as Lot No. 330 as shown on a plat of Pleasant Valley recorded in the R.M.C. Office for Greenville County in Plat Book BB, at page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pacific Avenue, joint front corner of Lots 329 and 330 and running thence N. 0-08 W. 147 feet to an iron pin; thence S. 89-52 W. 60 feet to an iron pin; thence S. 0-08 E. 147 feet to an iron pin; thence N. 89-52 E. 60 feet to the point of beginning.

This is the identical property convey to the mortgagors by deed of Carolina National Mortgage Investment Company, Inc. dated August 12, 1976 and being recorded August 13, 1976 in Deed Book 1041 at page 162.

This mortgage is junior in rank to that certain mortgage given to First Federal Savings and Loan Association of Greenville, South Carolina, which is recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1375, at page 333 in the original amount of $9,000.00.

GCTC --- 1 JA18 78 689

STAMP TAX PS 11218 00.96

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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.

2.50CI

4328 RV.2