

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 21 3 53 PM '72
OLLIE FARNSWORTH
R. M. C.

BOOK 1220 PAGE 105

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Alvin L. Drake and Sarah T. Drake

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company of Easley, South Carolina,

(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 Two Thousand, Four Hundred Eighty-One and 30/100-- Dollars (\$2,481.30) due and payable

in monthly installments of Eighty-Two and 71/100 (\$82.71) Dollars, beginning on the 1st day of March, 1972, and continuing on the like day of each month thereafter until paid in full, with payment first to interest and balance to principal,

with interest thereon from ~~date~~ maturity at the rate of Eight per centum per annum, to be paid: on demand.

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, Austin Township, being shown and designated as Lot 28 of a Subdivision known as Forest Park, which is recorded in the R.M.C. Office for Greenville County in Plat Book EE, Pages 64 and 65, to which plat reference is hereby made for a more particular description.

This is the same property conveyed to the mortgagors by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 607, Page 254.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to Laurens Federal Savings & Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 760, Page 544.

Together with all and singular rights, members, herditaments, 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.

SATISFIED AND CANCELLED OF RECORD

30 DAY OF Jan 1973
Bernie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:25 O'CLOCK P. M. NO. 21452

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 13 PAGE 393