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GREENVILLE, CO. S. C.

BOOK 1277 PAGE 247

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAY 11 1 19 PM '73 MORTGAGE OF REAL ESTATE  
DONNIE S. TANKERSLEY  
R.M.C. WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BARBARA A. DRIGGERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY,  
GREENVILLE, 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 -----

FOUR THOUSAND THREE HUNDRED FOUR AND 58/100--Dollars (\$4, 304. 58-- ) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of SEVEN per centum per annum, to be paid: ADD-ON.

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, within the corporate limits of the Town of Mauldin and being known and designated as Lot No. 30 of a subdivision known as Glendale II, a plat of which is recorded in the RMC Office for Greenville County in Plat Book 000 at Page 55 and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Verdin Drive at the joint corner of Lots 29 and 30 and running thence with the Southeastern side of Verdin Drive, N. 40-53 E. 13 feet to a point; thence continuing with the Southeastern side of Verdin Drive, N. 42-11 E. 102 feet to a point; thence following the curvature of the Southwestern intersection of Verdin Drive with Hickory Lane (the chord of which is N. 87-11 E.) 35.3 feet to a point; thence with the Southwestern side of Hickory Lane S. 47-49 E. 125 feet to a point at the joint corner of Lots 30 and 25; thence S. 42-11 W. 140 feet to a point at the joint rear corner of Lots 29 and 30; thence N. 47-49 W. 149.7 feet to a point on the Southeastern side of Verdin Drive at the point of beginning.

THIS Mortgage is junior to one in favor of Palmetto Savings and Loan Association, Laurens, South Carolina.

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 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.