

STATE OF SOUTH CAROLINA,

County of Greenville

To All Whom These Presents May Concern:

WHEREAS. We, Paul J. Serkins and Sue B. Serkins -----

hereinafter called the mortgagor(s), is (are) well and truly indebted to Southern Bank & Trust Company,  
----- hereinafter called the mortgagee(s),

in the full and just sum of Eight Thousand and No/100 -----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:  
---As setforth in Note. -----

with interest from ----- at the rate of ----- per centum per annum until paid;  
interest to be computed and paid ----- and if unpaid when due to bear interest at the same  
rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent  
of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal  
proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of  
money aforesaid, and for the better securing the payment thereof, according to the terms of the said note,  
and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly  
paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,  
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the  
said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land being shown and designated as a  
portion of Lot No. 359, Del Norte Estates, Section 3, according to a  
plat recorded in the R.M.C. Office for Greenville County in Plat Book  
4N at Page 14 and Page 15 and according to a more recent plat entitled  
"Revision of Lot No. 359, Del Norte Estates, Section 3" made by Piedmont  
Engineers and Architects, March 30, 1972 recorded in the R.M.C.  
Office for Greenville County in Plat Book 4U at Page 53 has the following metes  
and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lots Nos. 358 and 359 on the  
turn-around of Ladbroke Road and running thence along the joint line of said  
lots S. 57-55 E., 133.3 feet to an iron pin; running thence S. 30-40 W., 100.9  
feet to an iron pin on Sherborne Drive; running thence with said drive N. 54-  
31 W., 152.9 feet to an iron pin near the intersection of Ladbroke Road; running  
thence with the curve of said intersection, the chord of which is, N. 10-32 W.,  
35.9 feet to an iron pin on Ladbroke Road; running thence with said road N. 33-  
27 E., 25.0 feet to an iron pin; running thence with the curve of the said  
turn-around on Ladbroke Road S. 85-02 E., 30.0 feet to an iron pin; thence  
continuing with said curve N. 59-28 E., 30.0 feet to an iron pin, point of  
beginning.

This mortgage is junior in lien to that certain mortgage executed unto Fidelity  
Federal Savings & Loan Association recorded in the R.M.C. Office for Greenville  
County in Mortgage Book 1243 at Page 565 in the original amount of \$29,900.00  
and having a present balance of \$29,496.55.

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