

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JEANNE D. THREATT

(hereinafter referred to as Mortgagor) is well and truly indebted unto **DIPLOMAT NATIONAL BANK**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's ~~XXXXXXXXXX~~ <sup>guarantee</sup> of even date herewith, the terms of which are incorporated herein by reference, in the sum of

TEN THOUSAND ----- Dollars (\$ 10,000.00 ) due and payable as set forth in the note and guarantee executed by the mortgagor of even date herewith.

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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, the Mortgagee's heirs, 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, near the city of Greer, Chick Springs Township, being known and designated as Lot No. 5 on the Subdivision of the R. L. Ford property, and having the following metes and bounds, to-wit:

BEGINNING at the intersection of two unnamed streets; and running thence with one of these streets, S. 14-45 W. 55 feet to the corner of Lot No. 6; thence along the line of Lot No. 6, S. 60-37 E. 150 feet to the line of Lot No. 8; thence along the line of Lot No. 8 N. 14-23 E. 55 feet to the other unnamed street; thence along this street N. 60-37 W. 150 feet to the beginning corner.

This is the same property conveyed to mortgagor by Jane Rebecca Threatt by deed dated December 16, 1976 and recorded in the RMC Office for Greenville County, S. C. in deed volume 1049 at page 140.

This mortgage is junior in lien to that certain mortgage held by Citizens Building and Loan Association which was duly recorded January 5, 1977 in mortgage volume 1386 at page 765 in the RMC Office for Greenville County, S. C.

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Address of Mortgagee:  
Diplomat National Bank  
2033 K Street, N. W.  
Washington, D. C. 20006

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.

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