

x P.O. Box 1329
Greenville, S.C.

GREENVILLE CO. S.C.

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APR 13 4 23 PM '72

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DENNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, FRANK O. WHITE and SANDRA T. WHITE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK & 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

FIVE THOUSAND SEVEN HUNDRED SEVENTY-FIVE & 84/100-Dollars (\$ 5,775.84) due and payable

Per terms of note of even date herewith.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, being shown and designated as Lot No. 36 Mountain Shadows Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County, in Plat Book 4-N, at Page 7, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the northern side of Wheatridge Drive at the joint front corner of Lots 35 and 36 and running thence along the common line of said lots S. 41-0 E. 150-feet to a point; thence S. 49-0 W. 125.5-feet to a point; thence N. 31-08 W. 127.3-feet to a point; thence N. 9-12 E. 38.5-feet to a point; thence N. 49-0 E. 75-feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of E. C. Elliott as recorded in the R.M.C. Office for Greenville County in Deed Book 953, at Page 200 on August 25, 1972.

This mortgage is junior to that certain mortgage to Fidelity Federal Savings & Loan Association as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1246, at Page 421 and having an approximate balance of \$ 21,895.13.

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DOCUMENTARY STAMP
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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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