

MORTGAGE OF REAL ESTATE -

BOOK 1480 PAGE 304

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
FILED }
CO. S. C. }
24 AM '79 }
H.M.C. WALKERSLEY }

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

WHEREAS, ROBERT A. PATTERSON AND GLORIA M. PATTERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND 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 Fourteen Thousand Four Hundred Seventy-Five and 00/100-----

----- Dollars (\$14,475.00) due and payable
Two Hundred Forty-One and 25/100 Dollars (\$241.25) per month commencing November 1, 1979,
and Two Hundred Forty-One and 25/100 Dollars (\$241.25) on the 1st day of each and every
month thereafter until paid in full, with interest included at the rate of 12.50 percent.

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

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:

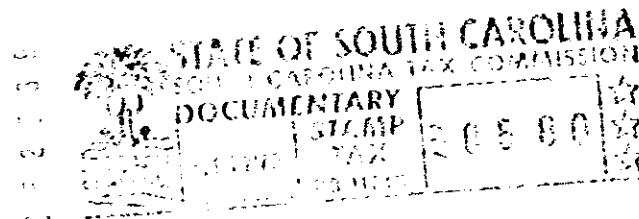
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being on the Westerly side of Woodberry Way, near the City of Greenville, S.C., being shown as Lot No. 15 on the plat of Hollyvale as recorded in the RMC Office for Greenville County, SC, in Plat Book "Y," page 131, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Woodberry Way, said pin being located 486 feet South of the Southwesterly corner of the intersection of Woodberry Way and Timber Lane, and being the joint front corner of Lots Nos. 15 and 16, and running thence with the joint line of said Lots N. 80-27 W. 244 feet to an iron pin, joint rear corner of said Lots; thence along the creek as the line, a traverse line being S. 9-31 E 124.8 feet to an iron pin, joint rear corner of Lots Nos. 14 and 15; thence along the joint line of said Lots S. 85-21 E. 208.4 feet to an iron pin on the Westerly side of Woodberry Way; thence along the Westerly side of Woodberry Way N. 7-14 E. 100 feet to the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

Derivation: H.R. Stevenson, Deed Book 530, Page 180, recorded July 15, 1955.

This mortgage is subordinate and junior to that mortgage given to First Federal Savings and Loan Association dated May 5, 1978 and recorded May 11, 1978 in the RMC Office for Greenville County in Mortgage Book



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 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.

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