

College St., Simpsonville, SC 29681

BOOK 1491 PAGE 940

MORTGAGE OF REAL ESTATE-Prepared by RILEY AND SUDNEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 21 12 12 PM '79  
DONNIE E. DANFERSLEY  
R.M.C.

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

WHEREAS, Wilson B. Ratliff, Jr.

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

(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 **Nine Thousand Four Hundred Eighty-Three & 60/100-**

-----Dollars (\$ 9,483.60 ) due and payable  
in equal payments of \$158.06

with interest thereon from date at the rate of 15.69 per centum per annum, to be paid: monthly

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, lying and being on the eastern side of Eastview Drive in the Town of Simpsonville, being known and designated as Lot No. 32 on a plat of EASTVIEW HEIGHTS, Made by C. O. Riddle dated June, 1958, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book WW at pages 126 and 127. Reference to which plat is hereby made for a more complete description thereof.

This being the same property conveyed to the Mortgagor herein by deed of Lee F. Nicholson, Jr., dated March 4, 1977 and recorded in the RMC Office for Greenville County March 7, 1977 in Deed Volume 1052 at page 210.

This mortgage is second and junior in lien to that certain note and mortgage in favor of North Carolina National Bank dated March 4, 1977, recorded in the RMC Office for Greenville County March 7, 1977 in Mortgage Book 1391 at page 54 in the original amount of \$32,000.00. Said Mortgage was assigned to NCNB Mortgage South, Inc. by Assignment dated April 14, 1977 and recorded in the RMC Office for Greenville County in Mortgage Book 1398 at page 19. Said Mortgage was then assigned to Federal National Mortgage Association by Assignment dated April 14, 1977 and recorded in the RMC Office for Greenville County on May 18, 1977 in Mortgage Book 1398 at page 20.

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STATE OF SOUTH CAROLINA  
RECORDS AND DEEDS COMMISSION  
DOCUMENTARY  
STAMP  
\$ 08.00  
MAR 25 1979

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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