

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE
FILED
NET PROCEEDS OF LOAN \$6,000.00
FEB 5 4 00 PM '80
R.M.C.

BOOK 1494 PAGE 972

WHEREAS, JOHN R. TODD AND LAURA M. TODD
(hereinafter referred to as Mortgagor) is well and truly indebted unto THE 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 EIGHT THOUSAND SIX HUNDRED TWENTY NINE AND 80/100----- Dollars (\$ 8,629.80) due and payable

IN ACCORDANCE WITH NOTE THIS DATE SIGNED

with interest thereon from date 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, located on the southeast side of Terrace Circle in the Town of Simpsonville, containing one-half (1/2) acre, more or less, according to a survey and plat made by John A. Simmons, Surveyor, on September 11, 1965, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Terrace Circle and running thence S. 20-00 E., 146 feet to an iron pin; thence along Bozeman line, S. 70-00 W., 121.8 feet to an iron pin; thence N. 20-00 W., 100 feet to an iron pin on Terrace Circle; thence along Terrace Circle N. 70-00 E., 11 feet to an old iron pin; thence still along Terrace Circle N. 47-23 E., 120 feet to the beginning corner.

This is the identical property conveyed to the mortgagor John R. Todd, full interest, by deed recorded in the RMC Office for Greenville County in Deed Book 790, Page 40 and by deed of one-half (1/2) interest to the mortgagor, Laura M. Todd, by deed recorded in the RMC Office for Greenville County in Deed Book 987, Page 610.

This mortgage is second and junior in lien to that certain mortgage executed by John R. Todd to Fountain Inn Federal Savings & Loan as recorded in the RMC Office for Greenville County in Mortgage Book 1019, Page 352 recorded 1/12/66 in the original amount of \$14,500.00.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
1980 FEB 5 4 00 PM
BY

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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