COUNTY OF GREENVILLE

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TO ALLEWHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RAYMOND C. WHARTON

(herminafter referred to as Mortgagor) is well and truly indebted un to SOUTHERN BANK & TRUST

(hereinster referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum FOUR THOUSAND FIVE HUNDRED SIXTY THREE AND 60/100

IN ACCORDANCE WITH NOTE THIS DATE SIGNED!

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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 dabt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, 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, on the southeastern side of Friendly Street in the Town of Fountain Inn, Fairview Township, being shown and designated as Lot No. 29 on a plat of Lot 29 on a plat of Block A, Friendship Heights, made by W. N. Willis, Engineer, dated May 30, 1960 recorded in the RMC Office for Greenville County in Plat Book RR, Page 159 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Friendly Street at the joint front corner of Lots 29 and 30 and running thence along the common line of said Lots S. 61 E., 150 feet to an iron pin; thence S. 29 W., 80 feet to an iron pin at the joint rear corner of Lots 28 and 29; thence along the common line of said Lots N. 61 W., 150 feet to an iron pin on Friendly Street; thence along the southeastern side of Friendly Street N. 29 E., 80 feet to an iron pin, the point beginning.

This is the identical property conveyed to the grantor by deed of Garrett-Henson Real Estate Company, Inc. as recorded in the RMC Office for Greenville County in Deed Book 904, Page 236 recorded 12/8/70.

This mortgage is second and junior in lien to that certain mortgage held by USA/FHA as recorded in the RMC Office for Greenville County in Mortgage Book 1174, Page 619 recorded 12/8/70.



Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise on be had thereform, 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 unito the Mortgagee, its heirs, successors and assigns, forever-

The Mortgager covenants that it is lawfully seized of the premises hereinzbove 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 Mortgagor forever, from and against the Mortgagor and all persons whomspever familiarly claiming the same or any part thereof.

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