

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. C.
3:31 PM '80
JAMES W. HERSLEY

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

WHEREAS, EDWARD R. HAMER, JR. and CLAUDIA A. HAMER
(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 Thirteen Thousand Six Hundred Fourteen and 60/100ths

Dollars (\$ 13,614.60) due and payable in sixty (60) monthly installments of Two Hundred Twenty-Six and 91/100ths (\$226.91) all payable on the same date of each successive month commencing August 15, 1980 until said mortgage is paid in full.

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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:

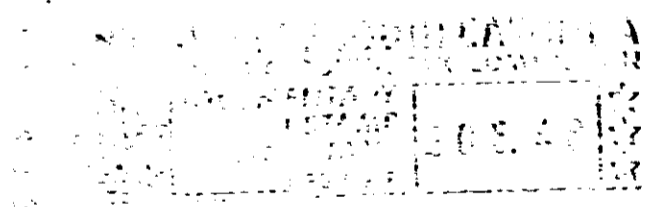
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, State of South Carolina, on the northern side of Longview Terrace and being known and designated as Lot No. 44 on plat of FOREST HEIGHTS Subdivision recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 71 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Claude E. Draper and Martha L. Draper recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1108 at Page 500 on August 2, 1979.

This mortgage is junior in lien to that certain mortgage given by the mortgagors to Fidelity Federal Savings & Loan Association in the amount of \$42,000.00 dated August 2, 1979 and recorded in the R. M. C. Office for Greenville, S. C. in Mortgage Book at 1475 at page 752.



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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