

Mortgagee's Address: Post Office Box 1329, Greenville, S. C. 29602

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C. 1589 635

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
2 35 PM '82
HARRISLEY
M.L.

SECOND
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHRISTINE FORD GAINES

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the 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 FORTY-SIX THOUSAND AND NO/100THS----- DOLLARS (\$ 46,000.00) with interest thereon from date at the rate of 15-17/2 per centum per annum, said principal and interest to be repaid as follows: Principal payable one (1) year from date; interest payable quarterly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwest side of Aldridge Drive, being shown as Lot No. 62 on Plat of Section F of Gower Estates, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book JJJ, at page 99, made by R. K. Campbell and Webb Surveying and Mapping Company, November, 1965, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Aldridge Drive at the joint front corner of Lots 61 and 62 and running thence along the line of Lot 61, S 70-06 W 137 feet to an iron pin; thence S 5-15 W 158.8 feet to an iron pin; thence along the line of Lot 63, N 62-13 E 206.2 feet to an iron pin on the southwest side of Aldridge Drive; thence N 19-54 W 115 feet to the beginning corner.

This is the same property conveyed to the Mortgagor by Roy H. and Louise S. Warren by deed recorded August 26, 1976, in the R. M. C. Office for Greenville County in Deed Book 1041, at page 849.

GCTD -----3 DE 21 82 097

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY
STAMP
DEC 21 1982
\$ 18.40

4.0000

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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