

MORTGAGE OF REAL ESTATE

800-1610-3387

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C. MORTGAGE OF REAL ESTATE

JUN 10 3 33 PM '85 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE E. WATSON

WHEREAS, James Q. Christopher and Carol F. Christopher

(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 Five Thousand and No/100

Dollars (\$ 5,000.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

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, the Mortgagee's heirs, successors and assigns:

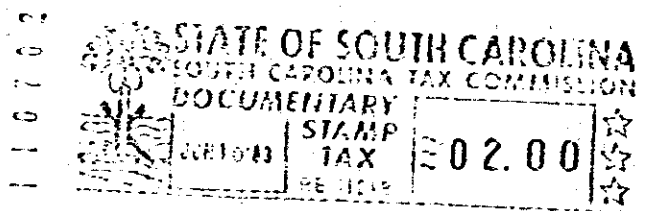
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, at the corner of Poinsett Avenue and Bennett Street and being known and designated as Lot No. 3 of Property of J. S. O'Neal and Manning Jones, according to a plat by Dalton & Neves, dated May, 1927, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Poinsett Avenue and Bennett Street and running thence along Bennett Street due North 200 feet to an iron pin, joint corner of Lots 3 and 4; running thence along the line of Lot 4, N.70-47 W. 51.8 feet to an iron pin, joint corner of Lots 2 and 3; thence along the line of Lot 2, S.21-58 W. 169.8 feet to an iron pin on Poinsett Avenue; thence with said Poinsett Avenue, S.62-45 E. 126.7 feet to the beginning corner.

THIS is the same property as that conveyed to the Mortgagors herein by deed from James Malone Owings recorded in the RMC Office for Greenville County in Deed Book 1075 at Page 872 on March 24, 1978.

THIS is a third mortgage subject to that certain first mortgage to South Carolina Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1426 at Page 830 on March 24, 1978 in the original amount of \$39,150.00 and a second mortgage to Perpetual Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1606 at Page 339 on May 12, 1983 in the original amount of \$20,008.04.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690.



400 3 42701A01

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.

0.967

4328-11-21