

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.  
1975  
MAR 3 11 AM  
CLERK OF SUPERIOR COURT

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ellison Hines Threatt, Jr. and Phyllis B. Threatt

(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

Seven Thousand Five Hundred & no/100-----Dollars (\$ 7,500.00 ) due and payable

\$155.69 per month, including principal and interest, for 60 months, commencing on February 1, 1975 and continuing each successive month until paid in full

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly.

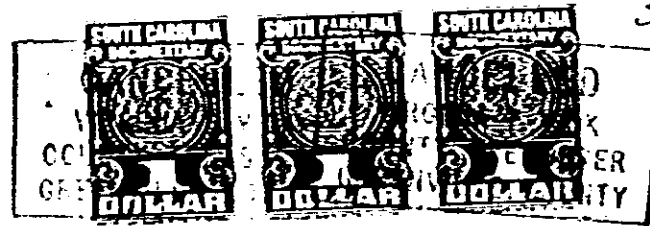
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Greenville Township, on the west side of North Main Street Extension, and being known as the northern portion of lot no. 10 and southern portion of lot no. 9 on plat of North Park, recorded in Plat Book "K" at Page 49, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the western side of North Main Street Extension, in front line on lot no. 10, said pin being 29 feet south of the joint corner of lots 9 and 10, and running thence with the west side of North Main Street Extension N. 19-46 E. 72.5 feet to an iron pin at corner of lot now or formerly owned by M. B. Bridges; thence with line of said lot N. 70-14 W. 160 feet to an iron pin in line of lot no. 22; thence with line of lot no. 22 S. 19-46 W. 72.5 feet to an iron pin, at corner of lot now or formerly owned by Buford C. Smith; thence with line of said lot S. 70-14 E. 160 feet to the beginning corner.

This mortgage is junior in rank to that certain mortgage held by First Federal Savings & Loan Association in the amount of \$24,250.00 recorded April 4, 1974 in the RMC Office for Greenville County, S. C. in mortgage volume 1306 at page 341.



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 is 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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