

Mortgagees' Address: P.O. Box 1329
Greenville, S. C.

FILED
GREENVILLE CO. S. C.

BOOK 1374 PAGE 326

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 3 9 22 AM '75
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Edward Clark and Thelma B. Clark

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Nine Thousand Six Hundred One and 20/100-----

Dollars (\$9,601.20) due and payable

in accordance with terms of note of even date herewith

including
/with interest thereon from date at the rate of seven 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, 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, in Paris Mountain Township, being known and designated as Lot 33 of a subdivision known as Sunny Acres, as shown on plat prepared by C. C. Jones, C.E., August, 1961, recorded in the R.M.C. Office for Greenville County in Plat Book XX, Page 5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Wildrose Lane, joint front corner of Lots 32 and 33 and running thence along the joint line of said lots S. 33-30 W., 89.6 feet to an iron pin at the joint corner of Lots 32, 33 and 43; thence along the rear line of Lot 43 N. 75-34 W., 135.1 feet to an iron pin at the rear corner of Lot 34; thence along the line of that lot N. 33-30 E., 129.1 feet to an iron pin on the southwestern side of Wildrose Lane; thence along the southwestern side of Wildrose Lane S. 56-30 E., 114 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of William F. King recorded June 2, 1965, in Greenville County R.M.C. Office in Deed Book 774, Page 572.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings & Loan Association in the original amount of \$9,500.00 recorded on June 2, 1965, in the R.M.C. Office for Greenville County in Mortgage Book 996, Page 471.

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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.

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