

Mortgagee's address: 306 E. North Street, Greenville, S. C.  
GREENVILLE CO. S. C.

BOOK 1380 PAGE 109

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

OCT 11 11 32 AM '77  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Phillip A. McBride and Mozelle J. McBride, are

(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

Six Thousand, Four Hundred and No/100-----Dollars (\$ 6,400.00 ) due and payable

Ninety (90) days from date, or whenever the mortgaged premises are sold, whichever event occurs first,

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

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:

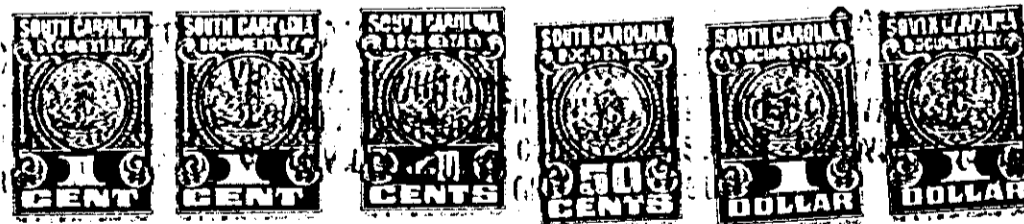
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, near the City of Greenville, on the western side of Danburry Drive, being shown as Lot No. 116 on a plat of Section III, Wade Hampton Gardens, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book YY at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Danburry Drive at the corner of Lot No. 115 and running thence with the line of said Lot, N. 72-30 W. 160 feet to an iron pin at the corner of Lot No. 102; thence with the line of said Lot, S. 17-30 W. 110 feet to an iron pin at the corner of Lot No. 117; thence with the line of said Lot, S. 72-30 E. 160 feet to an iron pin on the western side of Danburry Drive; thence with the western side of said Drive, N. 17-30 E. 110 feet to the beginning corner; being the same property conveyed to the mortgagors by Douglas Company by deed dated April 17, 1973 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 972, at Page 802. "

This is a second mortgage and is junior in lien to that mortgage executed to the First Federal Savings and Loan Association of Greenville, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 1273, at Page 17.

3.2.56



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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