

2 Fairlane Drive
Greenville, S.C.

MORTGAGE OF REAL ESTATE - Presented by **GREENVILLE CO. S.C.** **AND RILEY**, Attorneys at Law, Greenville, S. C.

1988 225

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUN 31 11 24 AM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ben F. Masters and Nell H. Masters

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank

(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 **Fifty-two Thousand, Seven Hundred, Ninety-five and 27/100** Dollars (\$52,795.27) due and payable

as follows: The sum of \$800.00 is due and payable on the 1st day of April, 1977 and on the 1st day of each and every month thereafter until paid in full.

with interest thereon from _____ date at the rate of 10% 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:

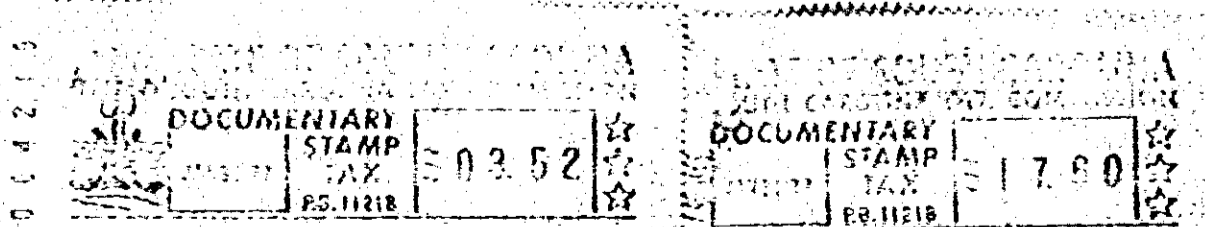
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lot No. 121 of a subdivision entitled "Addition to Greenbrier" prepared by C. F. Webb, RLS, June, 1961, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book AAA, at Page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Fairlane Drive, joint front corner of Lots Nos. 121 and 120 and running thence along the southwestern side of said Fairlane Drive, S. 45-40 W. 174 feet to an iron pin at the intersection of said Fairlane and Brooks Road; thence with the eastern side of said Brooks Road, S. 54-08 W. 110.1 feet to an iron pin; thence continuing with the eastern side of Brooks Road, S. 27-08 W. 85 feet to an iron pin in an unnamed county road; thence with the northeastern side of said unnamed county road, S. 10-54 E. 125 feet to an iron pin at the joint corner of Lots 121 and 122; thence with the joint line of said lots, N. 89-46 E. 126 feet to an iron pin in the joint line of Lots 121 and 120; thence with the joint line of said lots, N. 44-20 E. 150 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Milton Trotter, dated April 10, 1963 and recorded in the RMC Office for Greenville County, S.C. in Deed Book 720, Page 192.

This mortgage is second and junior in lien to that mortgage given by Ben F. Masters and Nell H. Masters to First Federal Savings & Loan Assoc., dated July 1, 1976, recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1371 at Page 775.



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.

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