300x 1399 per 428

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. A. McBride and Mozelle McBride

thereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

according to the terms thereof said note being incorporated herein by reference.

WHEREAS, the Mortgagor may bereafter 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, 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 Saluda Township, and being shown as a 5.55 acre tract on an unrecorded plat of the property of Arthur R. Thompson and Carolyn D. Thompson prepared by Aaron M. Thompson dated June 19, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Boswell Road approximately 1200 feet west of the intersection of Boswell Road and Mush Creek Road, and running thence with Boswell Road, N. 84-30 W. 110.3 feet to a point; thence continuing with Boswell Road, N. 53-30 W. 454.0 feet to a point in the center of Boswell Road; thence turning and running N. 4-00 E. 300 feet to an iron pin; thence running N. 72-34 W. 240.9 feet to an iron pin; thence N. 14-05 E. 360.92 feet to an iron pin; thence running S. 86-20 E. 125 feet to an iron pin; thence S. 30-45 E. 100 feet to an iron pin; thence continuing S. 24-49 E. 1,001.7 feet to a point in the center of Boswell Road, the point of beginning.

This is the same property as that conveyed to the Mortgagor by deed from Arthur R. Thompson and Carolyn D. Thompson dated October 8, 1976, and recorded in the R. M. C. Office for Greenville County in Deed Book 1044 at page 359 on October 11, 1976.

This is a second mortgage which is junior to that certain first mortgage with First Federal Savings and Loan Association which is recorded in Mortgage Book 1380 at page 113.

The Mortgagee's address is P. O. Box 544, Travelers Rest, South Carolina 29690.



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Together with all and singular rights, members, hereditaments, and appartenances 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 such fixtures and equipment, other than the usual bousehold 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 Irwfully secred of the premises heireinabove described in fee simple absolute, that it has good right and is lawfully authorized to self, convey or encumber the same, and that the premises are free and clear of all hers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomseever lawfully claiming the same or any part thereof.

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