

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Carlos F. Dixon and Mary Jane C. Dixon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company of Greenville, South Carolina

(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 Seventeen and 60/100

Dollars (\$ 6,417.60) due and payable

in 48 monthly installments of \$133.70 each, all payable on the same day of each successive day of each month commencing on March 22, 1977, until said indebtedness is paid in full with interest

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually.

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:

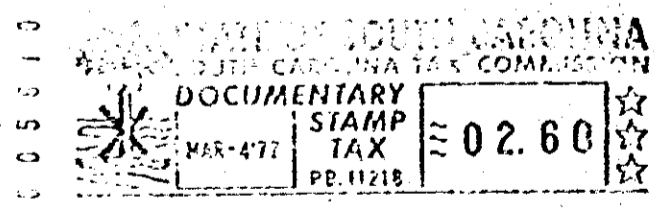
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 situate on the East side of Overbrook Road and being shown as Lot 155 and 154 of Plat no. 3, Property of Overbrook Land Company, et al prepared by R. E. Dalton, R.L.S., January, 1924, recorded in the RMC Office for Greenville County, South Carolina in Plat Book F, at Page 218, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at a point 110 feet northeast along Overbrook Road from north right-of-way line of a street railway company, at the southwest corner of Lot 154, thence along the east side of Overbrook Road N. 28-35 E 135 feet to an iron pin; thence with line of property now or formerly of Boggs, S 65-10 E 173.4 feet to an iron pin on the east of Jedwood Drive; thence with the line of said drive S 28-45 W 110 feet to an iron pin; thence N 66-48 W. 173.5 feet to point of beginning.

THIS mortgage is given in consideration of and is junior in rank in favor of that mortgage given by Mortgagors to the Carolina National Investment Mortgage Co. dated April 30, 1973 and recorded in RMC Office of Greenville County, SC on June 26, 1973 in Mortgage Vol. 1282 at Page 619, and subsequently assigned to the Federal National Mortgage Association, the present balance thereon in the amount of \$26,238.48.

Derivation: THIS being the same property conveyed to the Mortgagors herein by P. Bradley Morrah, Jr. et al. by deed dated April 30, 1973, and recorded in RMC Office for Greenville County on April 30, 1973 in Deed Book 973 at Page 506.



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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