

Mortgagee's Address
Southern Bank and Trust Co.
306 E. North Street,
Greenville, SC
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1419 912

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wayne Terry Gilstrap

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 entire

Five Thousand Three Hundred Ninety Six and 16/100 Dollars \$ 5,396.16 due and payable

with interest thereon from date at the rate of 12.67 APR
as per the terms of said note. ~~XXXXXXXXXXXX~~ to be paid

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, 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 for the purpose of having the Mortgagee to be satisfied with the Mortgagor at any time for advances made to or for his account by the Mortgagee, and also to have a sum of Three Dollars \$3.00 to the Mortgagor in hand well and truly paid by the Mortgagee, and for the purpose of having the Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed, warranted, released and released unto the Mortgagee, its heirs and assigns

ALL that certain piece of land situated in and to be hereafter described therein, situate, being and lying in the State of South Carolina County of Greenville being more particularly described as follows:

1. BEGINNING at an iron pipe on the southern side of Prentiss Avenue, corner of Lot 2, Block M, 141.9 feet from the east side of Elm Street and running thence along the line of Lot 2, S. 44-33 E. 180 feet to an iron pipe at the rear; thence along the rear N. 45-27 E. 72 feet to an iron pipe; thence along the line of Lot 4, N. 44-33 W. 180 feet to an iron pipe on the southern side of Prentiss Avenue; thence along the southern side of Prentiss Avenue, S. 45-27 W. 72 feet to the point of beginning, said lot being known and designated as Lot 3, Block M of Property of O. P. Mills according to plat recorded in the R.M.C. Office for Greenville County in Plat Book C at Page 176.

2. BEGINNING at an iron pipe on the rear line of Lot 3, Block M, 150 feet from the east side of Elm Street and running thence along the rear line of Lot 3, N. 45-27 E. 39.9 feet to an iron pipe, corner of Lot 16, thence along the line of Lot 16, S. 50-50 E. 40 feet to an iron pipe; thence along the rear line of Lot 17, S. 36-37 W. 44.7 feet to an iron pipe; thence parallel to Elm Street, N. 44-33 W. 46.6 feet to the point of beginning; said lot being a portion of Lot 20, Block M of Property of O. P. Mills as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book C at Page 176.

This is that property conveyed to mortgagor by deed of the Second Presbyterian Church of Greenville, Inc. dated August 20, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1023 at Page 156.

This is a second Mortgage junior to that to First Federal Savings and Loan Association of Greenville, South Carolina recorded in the RMC Office for Greenville County in Mortgage Book 1366 at Page 145.

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.

4328 RV-2