

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

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

WHEREAS, Sanford Dale Perry

(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 -----

Eight Thousand and No/100----- Dollars (\$ 8, 000. 00) due and payable
in accordance with the terms of said note;

with interest thereon from _____ date _____ at the rate of nine (9%) 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 _____

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Brockman Avenue, and being more fully described according to a plat of "Property of Mrs. G. W. Greene" recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book II, at page 129, as follows:

BEGINNING at an iron pin on the northwestern edge of Brockman Avenue, at the joint front corner of the property herein conveyed and other property shown on said plat, and running thence along the line of other property shown on said plat, N. 65-15 W. 147.8 feet to an iron pin; thence S. 33-46 W. 57.6 feet to an iron pin; thence S. 56-14 E. 83.5 feet to an iron pin; thence S. 21-58 W. 34.7 feet to an old iron pin; thence S. 62-20 E. 148.7 feet to an iron pin on the northwestern edge of Brockman Avenue; thence along the northwestern edge of Brockman Avenue N. 10-30 E. 107.4 feet to the beginning corner.

The above property is the same conveyed to the Mortgagor herein by deed of Ruth G. Barner dated June 27, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, on June 28, 1973, in Deed Book 977, at page 838.

This is a second mortgage, being junior in lien to that certain mortgage given by Dale Sanford Perry to Southern Bank and Trust Company on August 23, 1977, in the amount of \$14,000.00, recorded in the R.M.C. Office for Greenville County, South Carolina, on August 23, 1977, in Mortgage Book 1407, at page 880.

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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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