MORTGAGE OF FRAL ESTATE.

300x 1434 PASE 423

STATE OF SOUTH CAROLINA 7 9 52 [11 1] COUNTY OF GREENVILLE P. M.C

**MORTGAGE OF REAL ESTATE** 

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. WE, JACK H. PATTERSON and GLENDA K. PATTERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN BANK AND TRUST COMPANY

(Rereinafter 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 Ten Thousand One Hundred Sixty Two and 80/100 ------\_\_\_\_\_ Dollars (\$ 10,162.80 ) due and payable according to the terms thereof, said note being incorporated herein by reference.

## 

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 Mortgager in hand well and truly raid 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, hing and being in the State of South Carolina, County of Greenville, and designated as part of Tract No. 22 of property formerly owned by the Union Central Life Insurance Company, being known and designated as "Mountain View Acres" according to that certain plat of property prepared by Dalton and Neves surveyors dated April, 1937, and recorded in Plat Book I at Pages 69 and 70 in R.H.C. Office for Greenville County, South Carolina and having the following metes and bounds:

BEGINNING at an iron pin on the western side of the right-of-way for Rasor Drive at the joint front corner of the within-conveyed portion of Tract 22 and a lot now or formerly owned by Grady Bridwell and running thence with the right-of-way for Rasor Drive, N. 18-43 E. 75 feet to the joint front corner of the within-conveyed portion of Tract 22 and Tract 21; thence with the joint side line of Tracts 22 and 21, N. 71-17 W. 170 feet to a pin; thence with the rear line of the within-conveyed portion of Tract 22, S. 18-43 W. 75 feet to the joint rear corner of the within conveyed Tract and that certain Tract now or formerly owned by Grady Bridwell; thence with the joint side line of the within conveyed Tract and that certain Tract now or formerly belonging to Grady Bridwell, S. 71-17 E. 170 feet to the point of beginning.

THIS is a second mortgage junior in lein to that certain mortgage given by Jack H. Patterson and Glenda K. Patterson to First Federal Savings and Loan Association dated February 1, 1974, and recorded in the Greenville County R.M.C. Office in Mortgage Book 1301 at Page 142 on February 4, 1974.

THIS is the identical property conveyed to the Mortgagor by Deed of Josephine Wakefield Stevenson being recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 993 at Page 276.

MORTGAGEE'S ADDRESS: P. O. Box 544

Travelers Rest, South Carolina 29690

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 rich fixtures and equipment, other than the Ausual 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, sucrosors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described ir ree simple absolute, that it has good right and is Hawfully 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.

GREENVILLE OFFICE SUPPLY CO. INC.