

FILED
GREENVILLE CO. S. C.

Mortgagee's address:
3300 Augusta Road
Greenville, S. C.

29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 2 12 32 PM '78

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LENNIE C. EVANS and NORMA E. EVANS

(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 sum of Eight Thousand Seven Hundred Ten and 80/100-----

Dollars (\$8,710.80) due and payable

in accordance with the terms of Note of Southern Bank and Trust Company

with interest thereon from date at the rate of 12.39 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 Greenville, in Grove Township, and having the following metes and bounds, to-wit:

BEGINNING at a point in the road leading from Reedy Fork Church to Moonville, said point being the corner of the land herein conveyed and land of, or formerly of Mrs. Otense Henderson, and running thence along the said road, N. 77-10 W. 100 feet to a point in said road; thence S. 3-55 E. 454.9 feet to an iron pin; thence S. 77-10 E. 100 feet to an iron pin; thence N. 3-55 W. with the Henderson line, 454.9 feet to the beginning corner.

The above described property is the same property conveyed to the mortgagors herein by deed of Hobert W. Short and Hattie L. Short, dated August 1, 1978 and recorded August 1, 1978, in the RMC Office for Greenville County, S. C. in Mortgage Book 1084, Page 504.

This mortgage is junior in rank to the lien of that mortgage given by the mortgagors herein to CIT Financial Services Corp. dated May 3, 1973 and recorded May 7, 1973, in the RMC Office for Greenville County, S. C., in Mortgage Book 1274, Page 723.

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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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