

MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.

Vol 1468 p. 331

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 18 2 45 PM '79
MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WINFRED J. MAHAFFEY AND SARAH RUTH MAHAFFEY

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

Four Thousand Two Hundred & No/100----- Dollars (\$ 4,200.00) due and payable

In sixty (60) monthly installments of \$95.49 which includes principal and interest.

with interest thereon from _____ date at the rate of see Note _____ 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:

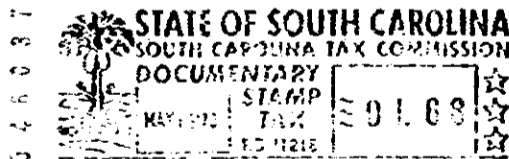
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,, near the City of Greenville, known as Lot No. 7, on a plat of White Horse Triangle recorded in the R.M.C. Office for Greenville County in Plat Book EE at page 21 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of White Horse Road at the corner of Lot No. 6, which iron pin is situate 520.8 feet southeast of the curved intersection of Pendleton Road and running thence N. 54-34 E. 135.5 feet; thence S. 49-11 E. 95 feet; thence S. 57-17 W. 158.5 feet to the northeastern side of White Horse Road; thence along the northeastern side of White Horse Road N. 35-11 W. 85 feet to the point of beginning corner.

This being the same property conveyed from Charles W. Pilgrim unto Winfred J. Mahaffey and Sarah Ruth Mahaffey recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 993 at page 163, January 31, 1974.

This being a Second Mortgage, being inferior in rank to that certain first mortgage being held by Carolina National Mortgage Investment Company of Charleston, South Carolina.

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

DO 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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