

FILED
GREENVILLE CO. S. C.

VOL 1470 PAGE 718

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUN 19 3 47 PM '79

MORTGAGE OF REAL ESTATE

BONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALDORA C. SAYE

(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 FIVE THOUSAND EIGHT HUNDRED NINE AND 80/100
----- Dollars (\$ 5,809.80) due and payable

in 60 monthly installments of \$96.83 with the first installment being due on July 15, 1978 and due on the same date of each month thereafter until with interest thereon from date at the rate of 12.46 per centum per annum, to be paid: MONTHLY paid in full.

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:

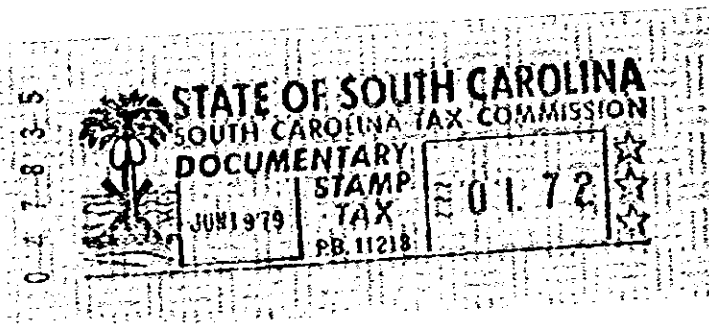
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown as an unnumbered lot on plat of property of Thomas W. Saye, prepared by C. O. Riddle, Surveyor, dated April 2, 1958, recorded in the RMC Office for Greenville County in Plat Book 605, Page 208, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Weston Street at the joint front corner of property now or formerly of T. G. Humphries and running thence along the line of Humphries S. 33-50 W., 197.1 feet to an iron pin in line of property now or formerly of White; thence along the line of White N. 57-56 W., 75.4 feet to an iron pin in line of property now or formerly of Karelitz; thence along the line of Karelitz N. 31-38 E., 6.3 feet to an iron pin; thence continuing along the line of Karelitz N. 58-12 W., 55 feet to an old iron pin; thence N. 34-19 E., 98.2 feet to a metal fence post in line of property now or formerly of Walton; thence along the line of Walton N. 53-23 E., 134.1 feet to an iron pin on the southwest side of Weston Street; thence along the southwest side of Weston Street S. 37-00 E., 89.7 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed of Thomas W. Saye as recorded in the RMC Office for Greenville County in Deed Book 808, Page 56 recorded October 20, 1966.

This mortgage is second and junior in lien to that certain mortgage held by Administration of Veterans Affairs as recorded in Mortgage Book 796, Page 473 executed by Thomas Willard Saye in the original amount of \$13,500.00!

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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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