

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
O.C.S.C.
4 51 PM '79
DENN
TAMMERSLEY
R.M.C.

1412 11

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICHARD R. CASTOR AND EULA W. CASTOR

(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 Nine Thousand Six Hundred Thirteen and 20/100-----

Dollars (\$ 9,613.20) due and payable

in accordance with terms of note of even date herewith

including
/ with interest thereon from date at the rate of 10% a.p.r. 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

being known and designated as lot No. 19, Section B, on a plat of the subdivision of Green Forest recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book KK, at page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Everest Street, which iron pin is the joint front corner of Lots Nos. 19 and 20, and running thence along the south side of Everest Street, S 77-08 E 10.6 feet to an iron pin; thence continuing along the south side of Everest Street, S 80-12 E 79.4 feet to an iron pin; thence S 4-40 W 175.4 feet to an iron pin; thence N 85-25 W 116.2 feet to an iron pin; thence N 13-46 E 186.8 feet to an iron pin, the point of beginning and being the same conveyed to the Grantors herein in Deed Book 642, at page 470.

This is the same property conveyed to the mortgagors by deed of William F. McDonald and Frances D. McDonald recorded in the R.M.C. Office for Greenville County on August 4, 1975, in Deed Book 1022, Page 225.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings & Loan Association dated August 1, 1975, in original amount of \$29,450.00 recorded in the R.M.C. Office for Greenville County on August 4, 1975, in Real Estate Mortgage Book 1345, Page 381.

OCT 1 1979

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
03.88

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.

4328 RV-2