

STAMPS FIGURED ON \$2,682.17

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.

MORTGAGE OF REAL ESTATE

1414 104

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUL 16 9 17 AM '79

DOHN E. TANKERSLEY

WHEREAS, WILLIAM K. LOWRY

(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 THREE THOUSAND SIX HUNDRED TWENTY FIVE AND 20/100-----Dollars (\$3,625.20) due and payable

IN ACCORDANCE WITH NOTE THIS DATE SIGNED.

with interest thereon from date at the rate of -----per centum per annum, to be paid:-----

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, containing 1.29 acres, as shown on plat of "Subdivision of Property of Helen D. Babb Whitney" made by J. Don Lee, RLS, dated October 6, 1973, recorded in the RMC Office for Greenville County in Plat Book 4-0, Page 95, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Old Hundred Road, said iron pin being 2.5 miles in a northeasterly direction from Ware Place, and running thence along the said Old Hundred Road, N. 45-05 E., 220 feet to an iron pin; thence S. 53-10 E., 240 feet to an iron pin; thence S. 45-05 W., 254.44 feet to an iron pin; thence N. 44-55 W., 237.52 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Helen D. Babb Whitney as recorded in the RMC Office for Greenville County in Deed Book 991, Page 454 recorded December 31, 1973.

This mortgage is second and junior in lien to that certain mortgage executed by William K. Lowry to United Federal Savings & Loan as recorded in the RMC Office for Greenville County in Mortgage Book 1302, Page 24 in the original amount of \$11,300.00

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JUL 26 1979

Together with all and singular rights, members, hereditaments, 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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