

GREENVILLE S.C.
JUL 21 3 20 PM '80
DORR
H.C. WILKINSON

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James W. Moore and Betty C. Moore

(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 -----Eighteen Thousand Fifty Four and 12/100-----

Dollars (\$18,054.12) due and payable

as stated therein. Maturity date July 22, 1987

with interest thereon from _____ 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, near the City of Greenville, being known and designated as Lot No. 13, North Acres Subdivision, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, Pages 12 and 13, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Neal Circle, joint front corner Lots 12 and 13, and running thence N. 81-50 E. 165.5 feet to an iron pin; thence S. 13-05 E. 116.7 feet to an iron pin, joint rear corner Lots 13 and 14; thence along Neal Circle N. 10-50 W. 60 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Elaine D. Childers recorded in the RMC Office for Greenville County in Deed Book 672, Page 163, April 19, 1961.

This mortgage is junior in lien to that mortgage in favor of C. Douglas Wilson & Co, in the amount of \$9,700.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 820 - at Page 381.

GC70 ----- JUL 21 1980 227

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
BOOK 1508 PAGE 275
JUL 21 1980

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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