

FILED
GREENVILLE CO. S.C.

Stamps figured on Net
Proceeds of \$5,500.00

STATE OF SOUTH CAROLINA

FEB 11 4 50 PM '81

COUNTY OF Greenville

DONN E. TANAERSLEY

MORTGAGE OF REAL ESTATE

BOOK 1532 PAGE 334

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

WHEREAS, SHARON H. PAINTER

(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 Eight Thousand One Hundred Forty-Eight and .60/100ths Dollars (\$8,148.60) due and payable

In Sixty (60) monthly installments of \$135.81 beginning on March 15, 1981 and being due on the same date of each month thereafter until paid in full

with interest thereon from date at the rate of 16.50 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 Mortgagee 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, situate, lying and being on Kingswood Circle, and being shown and designated as Lots #31 and #45 of Kingswood Subdivision as shown on Plat recorded in Plat Book 4-X, Page 18, R.M.C. Office for Greenville County, and having such metes and bounds as shown thereon. Reference to said plat being made for a more complete description.

Sharon H. Painter by Deed of Helen Parker et al recorded in RMC Office of Greenville County in Deed Book 1141, Page 714 on January 29, 1981.

THIS mortgage is second and junior in lien to the first mortgage held by United Federal Savings & Loan Association recorded in Mortgage Book 1421, Page 644.

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.

SCOTT - FEB 11 1981

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