

MORTGAGE OF REAL ESTATE

P. O. Box 1329
Greenville, South Carolina 29602

1559 1580

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
DEC 11 4 55 PM '81
S.C.
R.M.C.

WHEREAS, ANNE P. BLAKELY AMERSLEY

(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 NINETY THOUSAND and no/100-----
-----Dollars (\$ 90,000.00) due and payable

in accordance with the terms of said Note,

with interest thereon from date at the rate of Eighteen 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, Paris Mountain Township, located on the Southeastern side of Lake Circle Road, and being known and designated as Lot No. 27, Section C, on survey of R.E. Dalton, dated June 1925, and containing 1.77 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a stake at the corner of Lot No. 28 and running thence S. 40-25 E. 250 feet to a stake; thence N. 51-45 E. 350 feet to a stake; thence N. 42-04 W. 190 feet to a stake; thence S. 61-25 W. 350 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, located on the Eastern side of Lake Circle Road, adjacent to and along the rear of Lot No. 27, Section C, on Plat of Maris Mountain-Ceasar's Head Development Co., made by Pickell & Pickell, which said Lot No. 27 is hereinabove conveyed, and according to survey by J.C. Hill, dated November 11, 1948, has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lot No. 28 and Lot No. 27, said pin being located N. 61-25 E. 350 feet from the joint front corner of Lots 28 and 27, Section C, on the Eastern side of Lake Circle Road and running thence along the rear line of Lot No. 27, S. 42-04 E. 190 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 26; thence N. 51-45 E. 200 feet to an iron pin; thence N. 40-45 W. 157 feet to an iron pin; thence S. 61-25 W. 200 feet to an iron pin at the joint rear corner of Lots Nos. 28 and 27, the point and place of beginning.

The above described property is the same property conveyed to Anne P. Blakely by deed of Ray M. Blakely dated May 23, 1977, and recorded in the RMC Office for Greenville County, South Carolina, on May 24, 1977, in Deed Book 1057, Page 193.

The within Mortgage is junior in lien to that certain Note and Mortgage given by Anne P. Blakely to First Federal Savings and Loan Association dated May 31, 1977, and recorded in the RMC Office for Greenville County, South Carolina, on June 1, 1977, in Mortgage Book 1399, Page 663, in the original amount of \$58,000.00.

400 0 12431801

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF COMMON PLEAS, GREENVILLE, SOUTH CAROLINA, ON 12/11/81 AT 4:55 PM.

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 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.

0580

4328 RV-2