

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1576 PAGE 562

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Michael Woodall

(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 Four Thousand and No/100-----
----- Dollars (\$ 4,000.00) due and payable

in forty-eight (48) equal, monthly installments of \$117.32 each, commencing August 22, 1982, and continuing on the same day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of 18% 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 on the northwestern side of Shubuta Drive, being shown as Lot 71, on plat of Farmington Acres, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR, at Pages 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Shubuta Drive at the joint front corner of Lots 71 and 72 and running thence along the line of Lot 72, N. 37-15 W. 150 feet to an iron pin; thence, N. 52-45 E. 90 feet to an iron pin; thence with the line of Lot 70, S. 37-15 E. 150 feet to an iron pin on the northwestern side of Shubuta Drive; thence along Shubuta Drive, S. 52-45 W. 90 feet to the point of beginning.

This is the same property conveyed to Michael Woodall and Teresa Woodall by deed of Bobby Joe Shaw dated June 20, 1975, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1020, at Page 110. Subsequent, thereto, on July 30, 1982, Teresa Woodall conveyed all of her right, title and interest, the same being a 1/2 undivided interest in and to said property to Michael Woodall by her deed recorded in the RMC Office for Greenville County, S.C., in Deed Book 1171, at Page 29.

The lien of this mortgage is junior and inferior to that first-mortgage lien of Carolina National Mortgage Investment Co., Inc., as recorded in the RMC Office for Greenville County, S.C., in REM Book 1158, at Page 561, which was assigned to Federal National Mortgage Association by assignment recorded in REM Book 1160, at Page 629.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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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