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MORTGAGE OF REAL ESTATE

DONNIE S. TANKSLEY WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, CHARLIE E. ELLISOR, JR. and CLARA ELLISOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY  
Weston Street  
Fountain Inn, S.C. 29644

(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 Twenty Thousand and No/100ths  
Dollars (\$ 20,000.00 ) due and payable

as set forth in Note of even date

per Note

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

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:

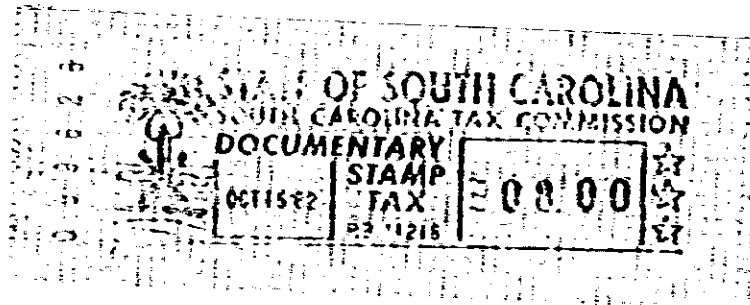
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Fountain Inn and being shown on a plat of property of Lucia R. Boyd prepared by J. L. Montgomery, III, R.L.S., on June 21, 1979 which plat shows 3.85 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Western side of Putman Road at the joint front corner of the within described property and property owned by Creech Metal Fabricators, Inc., and running thence along their joint boundary S. 69-44 W. 437.85 feet to an iron pin in the S.C.L. Railroad right-of-way; thence along said right-of-way S. 5-08 E. 119.73 feet to an iron pin; thence S. 2-28 E. 148.3 feet to an iron pin; thence leaving said right-of-way and running N. 89-39 E. 503.7 feet to an old iron pin on the Western side of Wham Road; thence turning and running N. 9-10 E. 65.7 feet to an iron pin near the intersection of Wham Road and Putman Road; thence along the edge of Putman Road N. 13-26 W. 67.85 feet to an iron pin; thence N. 20-13 W. 303.93 feet to the point of beginning.

THIS is that same property conveyed to the Mortgagor herein by deed of Frank P. McGowan, Jr., Master in Equity dated November 7, 1979 and recorded in the R.M.C. Office for Greenville County in Deed Book 1115 at Page 165 on November 7, 1979.

THIS Mortgage is second and junior in lien to that given by the Mortgagors to United Federal Savings & Loan Association recorded November 7, 1979 in Mortgage Book 1487 at Page 580 in the R.M.C. Office for Greenville County.



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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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