MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, 1870. 66844

STATE OF SOUTH CAROLINA GP

38, M 385

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

John Clyde Cordell, Jr. and Janis Ray Cordell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

Dollars (\$ 15,000.00 ) due and payable

in 84 equal monthly installments of \$316.68 each, commencing on January 22, 1983, and continuing on the same day of each consecutive month thereafter until paid in full,

with interest thereon from

date

at the rate of

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, the Mortgagee's heirs, successors and assigns:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and lying and being on the western side of McLean Avenue and being known and designated as Lot No. 3 on plat of property of Talmer Cordell, said plat being recorded in the RMC Office for Greenville County in Plat Book Z at Page 113 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of McLean Avenue at the joint front corner of Lots Nos. 2 and 3 and running thence along the west side of McLean Avenue S. 14-58 E. 55 feet to an iron pin at the corner of Lot No. 4; thence along the line of Lot No. 4 S. 76 W. 150.8 feet to an iron pin; thence N. 14-00 W. 55 feet to an iron pin at the rear corner of Lot No. 2; thence along the line of Lot No. 2 N. 76 E. 149.9 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed of Elizabeth B. Cordell, said deed being dated April 23, 1969 and recorded in the RMC Office for Greenville County in Deed Book 866 at Page 481.

The lien of the within mortgage is second and subsequent to the lien of that certain mortgage given by the mortgagors herein to Carolina National Mortgage Investment Co., Inc. dated April 23, 1969, and recorded in the RMC Office for Greenville County in Mortgage Book 1123 at Page 539, in the original principal amount of \$9,950.00.

OF SOUTH CAROLINA

CAROLINA TAX COMMISSION

A CAROLINA TAX COMMISSION

STAMP

FAX

BEGILDER

FAX

007

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.

O TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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.

AND THE RESIDENCE OF THE PROPERTY OF THE PROPE