

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REF: 17

4-5-1979

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John Edward Palmer, Jr. and Betty A. Palmer

(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 Seven Thousand Six Hundred Fifty and No/100-----

-----Dollars (\$7,650.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with interest thereon from~~

~~the date hereof~~

~~and until the same is paid in full~~

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Fernleaf Drive and being known and designated as Lot No. 84, Section One, of SUNNY SLOPES Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 3 and being shown on a more recent plat entitled "Property of John Edward Palmer, Jr. and Betty A. Palmer", prepared by W. R. Williams, Jr., dated February 6, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-B at Page 45 and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Robert Allen League, III and Marie League recorded in the RMC Office for Greenville County in Deed Book 1098 at Page 70 on March 9, 1979.

THIS is a third mortgage subject to the following liens: First mortgage to Panstone Mortgage Service, Inc. recorded in the RMC Office for Greenville County in Mortgage Book 1459 at Page 366 on March 9, 1979 in the original amount of \$34,000.00; said mortgage was assigned to Engel Mortgage Company, Inc. by assignment recorded in said RMC Office in Mortgage Book 1459 at Page 370 on March 9, 1979. Second mortgage to First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1530 at Page 416 on January 19, 1981 in the original amount of \$5,000.00.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690.

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.

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

The Mortgagee 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 Mortgagee 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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