vol 1639 :23381

STATE OF SOUTH CAROLING REPORTS OF S.C. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLEY

3086 - R.M.C.

WHEREAS,

. Ellen S. Sanders

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. & S. National Bank of South Carolina, Post Office Drawer 32, Easley, S, C. 29641

with interest thereon from date

at the rate of twelve (12%) er centum per annum, to be paid: at maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagor 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 rums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the record whereof is her-by advanced gleed, has granted, birgained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 12 TROLLINGWOOD SUBDIVISION according to a survey prepared by Enwright Associates dated September 30, 1971, recorded in the RMC Office for Greenville County in Plat Book 4-R, at page 12, and having according to a new survey prepared by Charles K. Durn and T. C. Keith Associates dated September 14, 1979, recorded in Plat Book 7-O, at page 10, such metes and bounds as are more fully shown thereon.

This is the same property conveyed to the Mortgagor by Trollingwood Realty Company by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book III, at page 773, on September 18, 1979.

This is a second mortgage, being junior in lien to that certain mortgage to First Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1481, at page 134, on September 18, 1979.

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Together with all and singular rights, members, hereditiments, and appartenances to the same belonging in any way incubint or appertising, and all of the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fishires now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fishires and equipment, other than the usual household furniture, be suitabled a part of the real estate.

TO HAVE AND TO HOLD, all and suggles the said premises unto the Markagare, its horse succession and assigns, breases

The Mongreer covenants that it is leadably secred of the premions bearmulaine described in few single absolute, that it has good right and in O leadably authorized to sell, occurs or encumber the same, and that the premion are face and clear of all liens and encumbrances except as persoled herein. The Microproferibles covenants to material and licenses defend all and singular the said premions unto the Microgree breaker, from and against the Microgree and all presons whomselves leafably classing the same or any part thereof.

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