

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
OFFICE OF THE RECORDER OF DEEDS  
MORTGAGE OF REAL ESTATE

10887

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Edwin Clay Timanus, III and Carol A. Timanus

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust  
N. Weston Street  
Fountain Inn, SC 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 Fourteen Thousand Three Hundred Thirty-four and No/100----- Dollars (\$ 14,334.00 ) due and payable

per note executed this date or any future modifications, extensions or renewals thereof

with interest thereon from date at the rate of per note 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 improvements thereon, situate, lying and being on North Main Street (S.C. Highway 14) in the Town of Fountain Inn, Greenville County, South Carolina, and lying on the Southwestern side of said Main Street being known as Tax Map #0344.00-1-003.00 and having the following metes and bounds, to-wit:

BEGINNING at a point in the Southwestern edge of Main Street, joint corner now or formerly with Drummond, and running thence S. 31-30 W., 418.44 feet more or less to a point in the Northeastern edge of Andrews Lane; thence along said Andrews Lane S. 58-30 E., 209.22 feet more or less to a point; thence turning and running N. 31-30 E., 139.80 feet more or less to a point; thence turning and running S. 52 E., 104.28 feet more (\*\*see below) or less to a point in the Southwestern edge of Main Street; thence along said Main Street N. 63-30 W., 105.6 feet more or less to a point; thence continuing along said street N. 58-30 W., 209.22 feet more or less to beginning point.

\*\* or less to a point; thence turning and running N. 32 E., 278.64 feet more This being the same property conveyed to the Mortgagors herein by deed of Evelyn G. Rawlinson, Sara G. Vaughn and Frances G. Moore, recorded July 18, 1983 in Deed Book 1192 at Page 541 in the RMC Office for Greenville County. Said deed was re-recorded in Deed Book 1193 at Page 666 on August 2, 1983.

This mortgage is second and junior to that mortgage between Edwin Clay Timanus, III and Carol A. Timanus to Woodruff Federal Savings and Loan Association recorded of even date herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JAN 30 1984  
STAMP  
TAX  
RE 112-8  
5.76

5.76

Together with all and singular rights, members, herditaments, 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.

