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MORTGAGE - INDIVIDUAL FORM JOHN M. DILLARD, P.A. GREENVILLE, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE NOV 59 AM '81 MORTGAGE OF REAL ESTATE BOOK 1538 PAGE 27

WHEREAS, DONNIE TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN: SARA A. MORRIS

(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 Twelve Thousand and no/100ths Dollars (\$12,000.00) due and payable

as set forth in said note.

The above described property is the same devised to the Mortgagor under the Last Will and Testament of Furman H. Austin, deceased, who died a resident of Greenville County, South Carolina, on June 23, 1965, as will appear by reference to the records of the Probate Court for said county and state, appearing in Apartment No. 908, File 17.

The above mortgage is secondary and junior in lien to a first mortgage given by the Mortgagor to Fidelity Federal Savings and Loan Association in the original sum of \$9,000.00, recorded in Mortgage Book 1158, page 433, and to a Real Property Agreement to Fidelity Federal Savings and Loan Association appearing of record in Deed Book 1023, page 483.

PAID IN FULL AND SATISFIED THIS 21st DAY OF Nov. 1983 SOUTHERN BANK AND TRUST COMPANY GREENVILLE, SOUTH CAROLINA

BY: [Signature] AVP 16776 [Signature] Bell Dorch WITNESS

FILED NOV 27 1983 JOHN M. DILLARD, P.A. GREENVILLE, S.C. 2502-0281

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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