

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

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

WHEREAS, JEANNE D. THREATT

(hereinafter referred to as Mortgagor) is well and truly indebted unto **DIPLomat NATIONAL BANK**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's ~~XXXXXXXX~~ ^{guarantee} of even date herewith, the terms of which are incorporated herein by reference, in the sum of

TEN THOUSAND ----- Dollars (\$ 10,000:00) due and payable
as set forth in the note and guarantee executed by the mortgagor of even date herewith.

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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, being shown and designated as an unnumbered lot on plat of property of Willie Nell Stewart prepared by C. O. Riddle, R.L.S., dated November 28, 1966, and recorded in the RMC Office for Greenville County in Plat Book 3-N at page 154, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of David Street, which iron pin is 21.1 feet in a southerly direction from the intersection of David Street and Stall Street and running thence with the said side of David Street, S. 24-08 E. 53.9 feet to an iron pin; thence S. 66-15 W. 81 feet to an iron pin; thence N. 24-08 W. 75 feet to an iron pin on the southeastern side of Stall Street; running thence with the said side of Stall Street, N. 66-15 E. 29.8 feet to an iron pin; thence S. 24-08 E. 21.1 feet to an iron pin; thence N. 66-15 E. 51.2 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagor by Jessie V. Irwin, by deed dated August 26, 1976 and recorded in the RMC Office for Greenville County, S. C. in deed volume 1042 at page 299 on September 1, 1976.

This mortgage is junior in lien to that certain mortgage held by Carolina Federal Savings and Loan Association of Greenville which was duly recorded October 8, 1976 in mortgage volume 1380 at page 27 in the RMC Office for Greenville County, S. C.

Address of Mortgagee:
Diplomat National Bank
2033 K Street, N.W.
Washington, D. C. 20006

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 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.

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