MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS.

Thomas K. Wong and Vivian A. Wong

A cremafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

with interest thereon from

date

at the rate of nine

per centum per annum, to be prof.

WHEREAS, the Mortgagor may beredier become indebted to the said Mortgagor for such further sums as may be advanced to or for the Mortgagor's account for taxes, mairrance premiums, public assessments, repairs, or for any other purposes.

NOW, KNOW ALL MEN. That the Mirroger, in a higheration of the after said debt, and in order to scenic the payment thereof, and of any other and further sums for which the Mirroger may be redeleted to the Mirrogers of any time for advances made to or for his account by the Mirroger, and also in cours bration of the further sum of Three Dillars (\$3000 to the Mirroger and had well and to be guid by the Mirrogere at and before the scaling and delivery of these prisons, the record where for hereby acknowledged has granted, here much sold and released, and by these presents does grant, bargain, sell and release unto the Mirroger, its successors and essent.

AND SOCIAL PROPERTY OF THE PRO

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southerly side of Roper Mountain Road, being known and designated as Lot No. 28 as shown on a plat of Huntington Subdivision, prepared by Piedmont Engineers & Architects, and having, according to a plat entitled "Property of Lois G. Vaughn and James W. Vaughn", recorded in the R.M.C. Office for Greenville County in Plat Book NNN at Page 27, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Roper Mountain Road, which iron pin is located 230 feet, more or less, in a westerly direction from the northwestern most corner of property now or formerly of Anderson and running thence S. 3-57 E. 360 feet to an iron pin; thence S. 86-03 W. 230 feet to an iron pin; thence N. 3-57 W. 360 feet to an iron pin on the southerly side of Roper Mountain Road; thence with the southerly side of Roper Mountain Road, N. 86-03 E. 230 feet to the point of beginning.

The lien of the within mortgage is second and subsequent to the lien of that mortgage given by C. Richard Bobear to Security Federal Savings and Loan Association, in the original sum of \$35,970.00, dated December 15, 1971, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1216 at Page 411.

This is the identical property conveyed to the mortgagors herein by deed of Roscoe L. Powers and Elizabeth M. Powers dated January 2, 1979 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1094 at Page 644, on January, 1979.

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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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

4328 RV.2

THE PERSON NAMED IN

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

<sup>-4</sup> The Mortgagor covenants that it is lawfully seized of the premises hereurabove elescribed in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the saine, and that the premises are free and clear of all hens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.