LAW OFFICES OF LATHAN, FAYSSOW, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

GREENANT E DO. S. C.

530:1512 PASE 511

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

AUG 25 2 37 PM \*80 MORTGAGE OF REAL ESTATE BONNIE 5. TANKERS LEYALL WHOM THESE PRESENTS MAY CONCERN: R.M.C

WHEREAS, Steve C. Pourlos

(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

Twenty eight thousand five hundred forty eight and 00/100-
Dollars (\$ 28,548.00 ) due and payable

according to the terms thereof, said note being incorporated herein by reference

## 

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 Mortgagoe at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Doliars (\$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 known and designated as Lot No. 89 as shown on plat of DEVENGER PLACE, SECTION 2, prepared by Dalton & Neves Co., Engineers, dated October, 1973, which plat is of record in the RMC Office for Greenville County, S. C., in Plat Book 5-D, page 8, reference to said plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the mortgagor by deed of H. T. Burdell and Jacquelyn Burdell dated February 1, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1073 at page 74.

This is a second mortgage, junior in lien to that certain mortgage given to Carolina Federal Savings and Loan Association on April 4, 1975 and being recorded in the RMC Office for Greenville County in Mortgage Book 1336 at page 373.

STATE OF SOUTH CAROLINA
SOUTH CARGUINA TAX COMMISSION
DOCUMENTARY
STAMP
AUG25-50
FIS-11218
FIS-11218

--- / AU25 8

9

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 is 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.