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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Joe D. Jeffeaux and Jean S. Jeffeaux,

(hereinafter referred to as Mortgague) is well and truly indebted on to Southern Bank and Trust Company

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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 Mortgager, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager 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 Mortgager in hand well and truly paid by the Mortgagee at and before the seating 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 all Improvements thereon, or herester constructed thereon, situate, fring and being in the State of South Carolina, County of Greenville, on the southeastern side of Latham Drive, being known and designated as Lot No. 30, as shown on a plat of Parmington Acres, Section Two, made by Carolina Engineering and Surveying Company, July 21, 1965, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "BBB", at Page 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Latham Drive, at the joint front corner of Lots 29 and 30; thence along the common line of said lots, S. 37-15 E. 155 feet to an iron pin at the joint rear corner of Lots 29, 30, 25 and 26; thence along rear line of Lot 25, S. 52-45 W. 100 feet to an iron pin at the joint rear corner of Lots 24, 25, 30 and 31; thence along the common line of Lots 30 and 31, N. 37-15 W. 155 feet to an iron pin on the southeastern side of Latham Drive; thence with said Drive, N. 52-45 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of W. M. Rose, dated April 6, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 940, at Page 431.

This mortgage is junior and inferior in lien to that mortgage given to Carolina Pederal Savings and Loan Association on March 3, 1972, as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1092, at Page 190, in the original amount of \$16,400.00.

Together with all and singular rights, members, heroitaments, 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 thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomseever lawfully claiming the same or any part thereof.

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