

Box 969 Greenville, S.C.

BOOK 1373 PAGE 859

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

JUL 28 1 30 PM '78
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, ROBERT E. STRUM

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK

(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 Thirty Eight Thousand and No/100

-----Dollars (\$ 38,000.00) due and payable

sixty one (61) days from date hereof

with interest thereon from _____ date _____ at the rate of nine per centum per annum, to be paid: at maturity

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, its 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, situate on the southeastern side of Mills Avenue Extension, being shown and designated as Lots 33 and 34 on a plat of Woodland recorded in Plat Book J, Pages 70 and 71, and when described as a whole contains the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Mills Avenue Extension at the joint corner of Lots 33 and 32 and running thence with the line of Lot 32, S. 40-13 E., 186.2 feet to a pin; thence with the line of Lot 41, S. 48-39 W., 50 feet to a pin; thence N. 40-13 W., 50 feet to rear corner of Lot 34; thence N. 85-13 W., 117 feet to a pin on Chapman Street; thence with the Southeastern side of Chapman Street N. 2-50 E., 39.5 feet to a pin; thence with the intersection of Chapman Street and Mills Avenue as follows: N. 29-07 E., 57 feet; N. 38-23 E., 51 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed from Mack P. Niven dated July 28, 1976, recorded in the R.M.C. Office for Greenville County in Deed Book 1040, Page 302.

This is a first lien on this property.

ALSO: All that certain piece, parcel or lot of land situate, lying and being on the southwestern side of Dundee Lane, in Paris Mountain Township, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 25 of a subdivision known as "Stratford Forest", and having according to a plat of said subdivision prepared by Piedmont Engineering Service, dated February 25, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, Page 89, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Dundee Lane at the joint front corner of Lots Nos. 24 and 25 and running thence with the line of Lot No. 24 S. 39-56 W., 246.3 feet to an iron pin in the subdivision property line; thence with the said subdivision property line N. 51-32 W., 212.8 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence with the line of Lot No. 26 N. 48-02 E., 245.5 feet to an iron pin on the southwestern side of Dundee Lane; thence with the southwestern side of Dundee Lane S. 44-32 E., 80 feet to an iron pin; thence continuing with the southwestern side of Dundee Lane S. 59-23 E., 100 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of The Peoples National Bank of Greenville, S.C., Agent for Furman University, dated October 19, 1972, and recorded in Deed Book 958, Page 259 in the R.M.C. Office for Greenville County.

This lien is junior in lien to that mortgage executed in favor of C & S National Bank in the original amount of \$5,500.00 recorded in the R.M.C. Office for Greenville County in Mortgage Book 1281, Page 434.

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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