

MORTGAGE OF REAL ESTATE -

X

FILED

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE NOV 1 3 39 PM '72 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, WILBUR J. SNELGROVE

(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

TWO THOUSAND SIX HUNDRED NINETY EIGHT & 08/100 ---Dollars (\$2,698.08) due and payable

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

XX

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, being shown as Lot 11 on Plat of Hutton Court recorded in Plat Book NN at page 101 in the RMC Office for Greenville County, and fronting on Hutton Court.

This being the identical premises heretofore conveyed to the mortgagor by Deed of Lothar Frodl and Rebecca H. Frodl dated October 29, 1971 and recorded October 29, 1971 in Deed Book 928 at Page 521.

This is a second mortgage subject to that first mortgage given to Collateral Investment Company and being recorded in the RMC Office for Greenville County in Mortgage Book 1211 at Page 613 in the original amount of \$15,900.00.

The mailing address of the mortgagee herein is: P.O. Box 1329,  
Greenville, S.C. 29602

CCTO --- 1 NO 1 72 707

RECEIVED  
STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY  
NOV 1 3 1972  
TAX  
01.31

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.

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.

55001

4328 RV-2