

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

}

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donna O. Robinson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Seven thousand and 00/100

Dollars (\$ 7,000.00) due and payable

according to terms of promissory note executed of even date herewith,

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

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, City of Greenville, on the northerly side of Forest Lane, being shown and designated as Lot No. 19 on plat of Meyers Park Subdivision, Section 1, prepared by C. O. Riddle, Surveyor, dated September, 1976, recorded in the RMC Office for Greenville County, S.C. in Plat Book 5-P, Page 53, and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County, S.C. in Plat Book 5-P, Page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Forest Lane at the joint front corner of Lots 18 and 19 and running thence with the line of Lot 18 N. 53-52 W. 168.7 feet to an iron pin at the joint rear corner of the premises herein described and property now or formerly of Knollwood Subdivision; thence with property now or formerly of Knollwood Subdivision, N. 35-31 E. 132.08 feet to an iron pin at the joint rear corner of Lots 19 and 20; thence with the line of Lot 20 S. 54-32 E. 169.6 feet to an iron pin on Forest Lane; thence with Forest Lane S. 33-46 W. 103.03 feet to an iron pin; thence S. 33-46 W. 27 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Charles E. Robinson, III, dated April 20, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1077, at Page 462, and by correction deed from Charles E. Robinson, III to Donna O. Robinson, dated November 14, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1092, at Page 160 on November 16th, 1978.

This mortgage is junior in lien to that certain mortgage given by Donna O. Robinson to First Federal Savings and Loan Association dated April 20, 1978 in the original amount of \$68,000.00, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1429, at Page 466.

OFFICE OF THE CLERK OF THE COURT
GREENVILLE COUNTY, S. C.
RECEIVED
STATE TAX
02.00

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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