

MORTGAGE OF REAL ESTATE

1457 303

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

FEB 12 4 25 PM '78 TO ALL WHOM THESE PRESENTS MAY CONCERN

CONNIE S. TANKERSLEY

WHEREAS, ROBERT H. WYNNE, JR.

Hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

Hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TEN THOUSAND AND NO/100

Dollars \$ 10,000.00 due and payable

as shown on note of even date.

with interest thereon from date at the rate of 12 1/2 per centum per annum, to be paid at maturity

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to it for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to it for its account by the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee as hereinafter set forth, and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the Mortgagee, who 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, hereinafter described therein, situate, lying and being in the State of South Carolina, County of Greenville, being in or near Greenville, and being more particularly described as Lot No. 441, Section 2, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina" made by Dalton & Neves, Engineers, Greenville, S.C. February 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ at Pages 56 to 59. According to said plat the within described lot is also known as No. 11 Ross Street and fronts thereon 67 feet.

THIS being the identical premises heretofore conveyed to the mortgagor by Deed of Wade H. Ridgevay dated September 26, 1978 and recorded September 27, 1978 in Deed Book 1088 at Page 688 in the Greenville County R.M.C. Office

THIS is the second mortgage being subject to that first mortgage given to Wade H. Ridgevay and being recorded in the R.M.C. Office for Greenville County in Mortgage Book 1445 at Page 450 on September 27, 1978 in the original amount of \$4,500.00.

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

Together with all and singular rights, remedies, benefits, 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 Mortgagee covenants that it is lawfully seized of the premises hereinafter 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof

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