

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 23 4 14 PM '79

VOL 1467 PAGE 445

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Wendoline D. Daniel

(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 Twenty-One Thousand Seven Hundred Eighty and 60/100 - - - - - Dollars (\$21,780.60) due and payable in accordance with terms of note dated May 16th, 1979,

with interest thereon from date at the rate of 11/4 per centum per annum, to be paid: see note

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 known and designated as Lots Nos. 21 and 22 as shown on Plat of property of Lela S. Hodgins, made by J. Coke Smith and Son, April 24th, 1956, and recorded in the R.M.C. Office for Greenville County South Carolina in Plat Book 33, at Page 18, and having, according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin at the right of way of Hodgins Drive and running Thence N. 32-27 W. 131.3 feet along line of Lot No. 19 to an iron pin at the rear joint corner of Lots Nos. 18, 19, 20 and 21; thence along rear line of Lot Nos. 20 and 22, S. 51-51 W. 215.7 feet to an iron pin at the right of way of Hodgins Drive; thence in a quarter circle following the right of way of Hodgins Drive S. 50-29 E. and S. 76-22 E. approximately 150 feet to an iron pin at the front joint corner of Lots Nos. 21 and 22; thence N. 57-31 W. 85 feet along the right of way of Hodgins Drive to the beginning corner.

This is the same property conveyed to Wendoline D. Daniel and William T. Daniel by Lela S. Hodgins, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Book 379, at Page 21, on June 20th, 1957; and and undivided one-half (1/2) interest in said property was devised to Wendoline D. Daniel by William T. Daniel by his will, which will now fully appear with reference to the records of the Probate Court of Greenville County, South Carolina recorded in apartment 1337, file C.

This mortgage is junior and inferior to a certain first mortgage in favor of Travelers and Federal Savings and Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in Book 1279, at Page 33.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
PAYMENT TAX \$ 06.72
MAY 23 1979

Together with all and singular rights, members, herditaments, 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 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.

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