

1472 350

RECORDED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

JUL 3 2 02 PM '79
JOHN F. FLEMERSLEY
R.H.C.

WHEREAS, Elwell D. Clements, Jr. and Patricia B. Clements

hereinafter referred to as Mortgagors, have duly obtained from Southern Bank & Trust Company

hereinafter referred to as Mortgagee, as such, a certain Mortgage of certain real estate, the terms of which are incorporated herein by reference, in the sum of **Eleven thousand four hundred eighty six and 16/100** Dollars and payable

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

XX

WHEREAS, the Mortgagee is hereinafter to receive all payments due on the said Mortgage, the said further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public charges, and other expenses;

NOW, KNOW ALL MEN, That the Mortgagors, in full and lawful discharge of the said Mortgage, together with all interest thereon and of any other and further sums for which the Mortgagee may be indebted to the Mortgagors, in payment for which sums made to or for the Mortgagee by the Mortgagors, and also in consideration of the further sum of the Dollars \$11,486.16 of the Mortgage hereinafter made and paid by the Mortgagors at and before the sealing and delivery of these presents, to wit: the sum of Dollars \$11,486.16, do hereby irrevocably and lawfully sell and release, and by these presents does grant, bargain, sell and release to the Mortgagee, and his heirs and assigns:

ALL that certain piece of parcel of land in the South Carolina State records, to wit: the property described therein, separate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot 57 of Longforest Acres, plat of which is recorded in Plat Book JJJ, page 79, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Pueblo Drive at the joint front corner of Lots 57 and 58 and running thence with the line of said lots N. 21-26 E. 150 feet; thence N. 68-34 W. 162 feet to an iron pin on an unnamed street; thence with said street S. 5-49 E. 148.5 feet to a curve at the intersection of said street and Pueblo Drive; thence with said curve (the chord of which is S. 37-11 E.) 34.1 feet to a point on Pueblo Drive; thence with Pueblo Drive S. 68-34 E. 65 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed from R. D. Wilson dated January 7, 1969 and recorded in the RMC Office for Greenville County in Deed Book 859 at page 615.

This is a second mortgage, junior in lien to that certain mortgage given by Elwell D. Clements, Jr. and Patricia B. Clements to Travelers Rest Federal Savings and Loan Association and being recorded in the Greenville County RMC Office on January 10, 1969 in Mortgage Book 1114 at page 257.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

GCTO --- JUL 3 79 379

STATE OF SOUTH CAROLINA
COMMISSIONER OF REVENUE
DOCUMENTARY TAX STAMP
\$ 04.50
PAID JUL 10 1979

Together with all and singular rights and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may lawfully be had thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto, in any manner whatsoever, and the parties hereby certify that all such fixtures and equipment, other than the usual household furniture, be included as part of the real estate.

TO HAVE AND TO HOLD, if and so long as the said premises are the Mortgagee's home, unto the Mortgagee, his heirs and assigns, forever.

The Mortgagee hereby certifies that it is lawfully owned and that the same is not subject to any other lien or claim, and that it has good right and is lawfully entitled to sell the same, and that the proceeds of the sale of the same shall be paid to the Mortgagee, less the amount of any taxes, liens, and encumbrances existing as provided herein. The Mortgagee further certifies that the same is not subject to any other lien or claim, and that the proceeds of the sale of the same shall be paid to the Mortgagee, less the amount of any taxes, liens, and encumbrances existing as provided herein. The Mortgagee further certifies that the same is not subject to any other lien or claim, and that the proceeds of the sale of the same shall be paid to the Mortgagee, less the amount of any taxes, liens, and encumbrances existing as provided herein.

0350

4328 RV-2