

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

JAN 21 9 34 AM '80

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE E. TANKERSLEY
R.M.C.

WHEREAS, Gregory J. Neibel and Doris A. Neibel

are well and truly indebted unto Southern Bank and Trust of Fountain Inn S.C.

(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 four thousand two hundred

Dollars (\$ 4200.00) due and payable

with interest thereon from January 22, 1980 at the rate of 16.99 per centum per annum, to be paid according to the terms of the installment today granted the mortgagee.

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 Mortgagee 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 described as follows in the deed found at Vol. 1006 page 39, All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 7, Section 1 as shown on a Plot entitled "Subdivision of Village Houses, F.W. Poe Mfg. Co., Greenville, S.C.", made by Dalton & Neves, July 1950, revised May 11, 1959 and recorded in the RMC Office for Greenville County in Platt Book QQ, at pages 72-75, inclusive. According to said Plat, the within described lot is also known as lot 1518 Burcombe Road and fronts thereon 75 feet.

This conveyance is subject to all restrictions, zoning ordinances, easements and right of way of record affecting the above described property. Subject more specifically to easements and restrictions set forth in that deed from Burlington Industries, Inc. dated July 1, 1959 and recorded in the RMC Office for Greenville, S.C. in Deed Book 629, page 71.

This is a second mortgage, 1st mortgage being North Carolina National Bank, found in Book 1321, page 345, original amount (13200.00) Thirteen Thousand two Hundred.

SCTO --- 1 JAN 23 80 1263

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
\$ 91.00

This being the same property conveyed to the Mortgagors herein by Deed of William B. Ducker dated August 30, 1974 and recorded August 30, 1974 in Book Vol. 1006 at Page 39.

Together with all and singular rights, franchises, 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 herein above described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or transfer the same, and that the premises are free and clear of all liens and encumbrances except as provided herein, and that it has granted, bargained, sold, released, and conveyed unto the Mortgagee forever, from and

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