

MORTGAGEE'S ADDRESS:
P. O. Box 544
Travelers Rest, S. C. 29690

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Dwight A. Loftis and Sandra J. Loftis,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co.,

(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 Six Thousand Five Hundred and No/100-----

-----Dollars (\$ 6,500.00---due and payable
in sixty (60) monthly installments of One Hundred Sixty-five and 03/100----
(\$165.03)---Dollars, commencing on May 1, 1980, and continuing on the same
day of each month thereafter until paid in full;

with interest thereon from date at the rate of (per / terms of said note),
of said note. per centum per annum, to be paid: per terms

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;

ALL that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, on the New Buncombe Road about four miles north of the City of Greenville, being shown and designated as Lot 15 on a Plat of SANS SOUCI HEIGHTS, recorded in the RMC Office for Greenville County in Plat Book AA, at Page 129, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the right of way of the South Carolina Highway Department, said pin being the joint front corner of Lots 15 and 17; thence along said Right of Way, S. 39-10 E, 80 feet to an iron pin, joint front corner of Lots 14 and 15; thence along the northern line of Lot 14, S. 50-50 W., 150 feet to an iron pin, joint rear corner of said Lots 14 and 15; thence N. 39-10 W., 80 feet to an iron pin, joint rear corner of Lots 15 and 17; thence along the southern line of Lot 17, N. 50-50 E., 150 feet to an iron pin the beginning corner.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed unto the Mortgagors herein by deed of Curtis B. Hollifield, Jr., recorded in the R. M. C. Office for Greenville County in Deeds Book 1048, at Page 258 on December 21, 1976.

This mortgage is second in priority to that of First Federal Savings & Loan Association recorded in Mortgages Book 1385, at Page 756 in the principal sum of Fifteen Thousand Seven Hundred Fifty and No/100---(\$15,750.00)---Dollars on December 21, 1976.

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 authority 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, its heirs, successors and assigns, against the Mortgagor and all persons who may lawfully claim the same or any part thereof.

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