

MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGE OF REAL ESTATE -

MORTGAGEE'S ADDRESS: P. O. Box 1329, Greenville, South Carolina 29602

STATE OF SOUTH CAROLINA } 2 11 PM '80 MORTGAGE OF REAL ESTATE

BOOK 1510 PAGE 915

COUNTY OF GREENVILLE } WITNESSEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jack D. Sloan, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company (Greenville, South Carolina)

(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 Fifty Thousand and no/100-----

Dollars (\$ 50,000.00) due and payable

as provided in said note

with interest thereon from date at the rate of 14% per centum per annum, to be paid at maturity

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 located in the Southeastern corner of the intersection of LeGrand Boulevard with McAlister Road, in the City of Greenville, Greenville County, South Carolina, being a portion of property shown in a revised portion of Sherwood Forest, made by Dalton & Neves, Engineers, dated November, 1953, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book GG, page 23, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of LeGrand Boulevard (said point being located N. 63-31 W., 150 feet from the Southwestern corner of the intersection of LeGrand Boulevard with South Pleasantburg Drive), and running thence S. 26-04 W., 200 feet to a point; thence N. 63-31 W. 241.9 feet to a point on the right of way of the McAlister Road; thence along the Eastern side of McAlister Road, N. 26-47 E., 200.1 feet to a point at the intersection of McAlister Road with LeGrand Boulevard; thence along the Southern side of LeGrand Boulevard, S. 63-31 E., 239.4 feet to the point of beginning.

LESS AND EXCEPT that portion of the above described tract conveyed by Jack D. Sloan, Jr. to the City of Greenville by deed dated May 4, 1978, recorded June 2, 1978, in the R.M.C. Office for Greenville County in Deed Book 1080 at Page 338, and having the following metes and bounds, to-wit:

BEGINNING at the southwest intersection of McAlister Road and LeGrand Boulevard and running thence with McAlister Road S. 26-45 W. 200.1 feet, more or less, to an old iron pin; thence S. 63-31 E. 11.1 feet, more or less to a nail and cap on a new 50 foot right-of-way; thence along the new right-of-way for McAlister Road N. 27-11 E. 185.7 feet, more or less, to an iron pin; thence N. 73-12 E. 21 feet, more or less, to an old nail cap on LeGrand Boulevard; thence along LeGrand Boulevard N. 63-31 W. 27.7 feet, more or less, to McAlister Road, the point of beginning.

This being a portion of the property conveyed to Jack D. Sloan, Jr. from Properties Unlimited, Inc. and is recorded in the R.M.C. Office in Deed Book 947 at Page 303 on June 28, 1972.

This mortgage is second and junior in lien to that mortgage given to Greer Federal Savings and Loan Association dated December 2, 1972, recorded December 4, 1972, in the R.M.C. Office for Greenville County, South Carolina, in REM Book 1259 at Page 187, in the amount of \$175,000.00.

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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 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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