

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Dewey J. Barker,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust, P. O. Box 608, Greenville, South Carolina, 29603

(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

Five Thousand Six Hundred and no/100-----Dollars (\$ 5,600.00) due and payable in sixty (60) monthly installments of One Hundred Thirty-three and 20/100 (\$133.20) Dollars per month commencing on November 20, 1975 and continuing on the 20th day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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, on the northeastern corner of Wallace Street and Marue Drive (formerly Mills Avenue Extension) near the City of Greenville, being shown as Lot 13 on a plat of property of F. H. Earle recorded in Plat Book 2 at page 191 in the RMC Office for Greenville County, and described as follows:

BEGINNING at a stake at the northeast corner of Wallace Street and Marue Drive and running thence with the eastern side of Wallace Street, N 25-38 E 200 feet to a stake at corner of Lot 14; thence with the line of said lot, S 64-22 E 85.9 feet to a stake at corner of Lot 12; thence with the line of said lot S 17-52 E 85.9 feet to a stake on Marue Drive; thence with the north side of Marue Drive, S 72-08 W 200 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Harry D. Barker recorded in the RMC Office for Greenville County at Deed Book 923 at page 477.

This mortgage is junior to the mortgage given by the mortgagor herein to Fidelity Federal Savings and Loan Association in the original amount of Fourteen Thousand Nine Hundred Fifty and no/100 (\$14,950.00) Dollars and recorded in the RMC Office for Greenville County in Mortgage Book 1204 at 147 on August 28, 1971.



Together with all and singular rights, members, hereditaments, 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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