

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MOUNT PARIS REALTY CORPORATION

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANKERS TRUST OF 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

Thirty Thousand and No/100 ----- DOLLARS (\$ 30,000.00)
with interest thereon from date at the rate of 8 1/2% per centum per annum, said principal and interest to be repaid as follows:

Payable in equal monthly installments of \$236.54, including principal and interest, the first of said monthly installments being due and payable 30 days from date and subsequent installments payable on the same calendar day of each month thereafter until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Bransfield Road, being known and designated as Lot No. 452 as shown on plat entitled DEL NORTE ESTATES, dated May 23, 1972, prepared by Piedmont Engineers & Architects, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4R, at Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bransfield Road at the joint front corner of Lots Nos. 451 and 452 and running thence with the common line of said lots, N. 8-12 W. 129.9 feet to an iron pin at the joint rear corner of Lots Nos. 451, 452, 447 and 448; thence with the common line of Lots Nos. 452 and 447 S. 84-56 W. 95.0 feet to an iron pin at the joint rear corner of Lots Nos. 452 and 453; thence with the common line of said Lots, S. 8-08 E. 135.1 feet to an iron pin on the northern side of Bransfield Road at the joint front corner of Lots Nos. 452 and 453; thence with the northern side of Bransfield Road N. 81-57 E. 95.0 feet to the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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