

GREENVILLE CO. S. C.

Nov 30 3 06 PM '76

MORTGAGEE'S ADDRESS:  
601 N. Main Street  
Greer, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JIMMY B. MINYARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER, its successors and assigns,

(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

Dollars (\$ 50,000.00) due and payable

FIFTY THOUSAND AND NO/100

ONE YEAR FROM DATE

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

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, being shown and designated as Lots 75, 76, and 77 and a portion of Lot 74, on a Plat of the W. H. Brockman estate, recorded in Plat Book H at page 132 and having, according to said plat, the following metes and bounds.

BEGINNING at an iron pin at the Southwesterly corner of the intersection of Hunt Street and West Poinsett Drive, N. 78 W. 260 feet to an iron pin at the joint front corner with the property of the B. P. Edwards Estate; thence with the line of the said Edwards property, S. 12 W. 175 feet to an iron pin; thence N. 78 E. 260 feet to an iron pin on the Westerly edge of Hunt Street; thence with the edge of said Hunt Street N. 12 E. 175 feet to point of beginning.

THIS is the identical property conveyed to the Mortgagor by deed of Naomi D. Hayes, surviving Executrix of the Estate of Ila Elder De Young recorded May 20, 1976 in Deed Book 1036 at page 628.

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Together with all and singular rights, members, herditaments, 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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