

FILED  
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 10 10 07 AM '76

MORTGAGE OF REAL ESTATE

1384 PAGE 835

DONNIE S. TANKERSLEY  
R.M.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald D. Cannon and Linda W. Cannon

(hereinafter referred to as 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 Four Thousand Three Hundred Forty-Six and 64/100-----  
-----Dollars (\$ 4,346.64 ) due and payable

at the rate of \$120.74 per month beginning January 15, 1977 and continuing on the 15th day of each and every month thereafter for a period of two years with the final installment due on December 15, 1979

with interest thereon from maturity at the rate of eight per centum per annum, to be paid: on demand.

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:

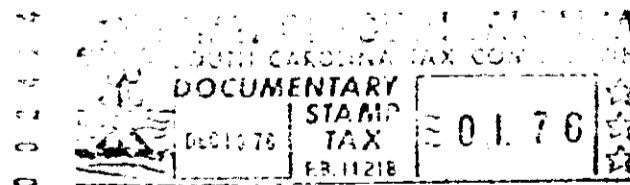
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, at the rear of Lots Nos. 30, 31 and 32 of TERRACE ACRES Subdivision, containing 4.0 acres, being shown as a 4.0 acre tract on a plat entitled "Survey for Donald D. Cannon and Linda W. Cannon", prepared March 11, 1975, by R. B. Bruce, R.L.S., recorded in the RMC Office for Greenville County in Plat Book 5-K at Page 85, 76 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point marked by an old axel, said point being the common southern corner of property now or formerly of Harkins and now or formerly of Peden, said point also being 70.5 feet west of the common rear corner of Lots 30 and 31, Terrace Acres Subdivision, and running thence with the Peden line, N.15-45 E. 490 feet to an iron pin; thence in a new line through the property of Harkins, S.83-08 E. 360 feet to an iron pin; thence continuing in a new line through the property of Harkins, S.15-45 W. 490 feet to an iron pin on the rear line of Lot 32, Terrace Acres Subdivision, and running thence along the rear line of Lots 30, 31 and 32 of Terrace Acres Subdivision, N.83-08 W. 360 feet to the point of beginning.

This is the same property as that conveyed to the mortgagors herein by deed from Willie Harkins and Frances B. Harkins recorded in the RMC Office for Greenville County in Deed Book 1015 at Page 646 on March 17, 1975.

The mailing address of the mortgagee herein is P. O. Box 608, Greenville, S. C.



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.