

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

EST 21 4 16 PM '77
DONNIE S. TANKERSLEY
R.L.C.

Banker's Trust
P.O. Box 608
Greenville, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OWEN PERKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N.A.

(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 Nine Thousand Two Hundred Ninety-Five and 20/100-----

Dollars (\$ 9,295.20) due and payable

in accordance with terms of note of even date herewith

including

~~with~~ interest thereon from date hereof at the rate of eight 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:

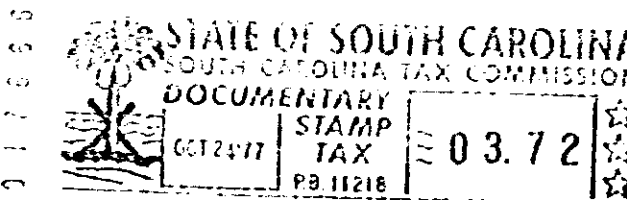
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, near the City of Greenville, and being on the eastern side of Glendale Street, being designated as Lot No. 18 and the northerly one-half of Lot No. 17 on plat of Glendale Heights recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book KK, Page 143, and having, according to a more recent survey made by R. K. Campbell dated July 31, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Glendale Street, joint front corner of Lots 18 and 19 and running thence along the common line of said lots N. 83-15 E., 130 feet to an iron pin; thence S. 6-45 E., 105 feet to an iron pin in the center of the rear line of Lot No. 17; thence on a line through the center of Lot No. 17 S. 83-15 W., 130 feet to an iron pin on the easterly side of Glendale Street; thence along the easterly side of said street N. 6-45 W., 105 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Monroe O. Christian recorded in the R.M.C. Office for Greenville County on November 29, 1971, in Deed Book 930, Page 533.

This mortgage is junior in lien to that certain mortgage executed in favor of C. Douglas Wilson Company in the original amount of Nineteen Thousand and No/100 (\$19,000.00) Dollars recorded in the R.M.C. Office for Greenville County in Mortgage Book 1214, Page 649.



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 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.

BOOK 1413 PAGE 750

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