

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 7 10 31 AM '79
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bobby Ray Calhoun and Brenda Kae Calhoun

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust Company

(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 Sixteen Thousand One Hundred Ninety-seven and 12/100-----

Dollars (\$ 16,197.12) due and payable

in ninety-six (96) consecutive monthly payments of One Hundred Sixty-eight and 72/100 (\$168.72) Dollars per month, commencing June 15, 1979, and due on or before the 15th day of each and every month thereafter until paid in full,

with interest thereon from this date at the rate of 13.50 per centum per annum, to be paid:

Bankers Trust Company, Post Office Box 608, Greenville, South Carolina, 29602.

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 western side of National Highway No. 29, commonly known as the Piedmont Highway, and being known and designated as a portion of Tract No. 7 of Oakvale Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book D at Page 213 and also being known as the Property of William C. Ellison on plat prepared by R. K. Campbell dated February 20, 1968, recorded in the RMC Office for Greenville County in Plat Book XXX at Page 41-B and having, according to said plat, the following metes and bounds, to-wit:

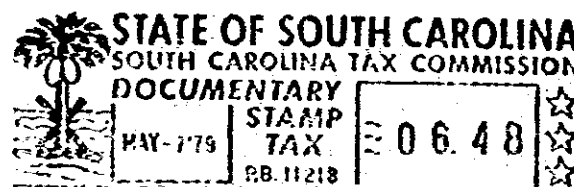
BEGINNING at an iron pin on the western side of U. S. Highway No. 29, commonly known as the Piedmont Highway, joint front corner of Tracts No. 7 and 8, and running thence N. 88-00 W. 200 feet to a point; thence N. 13-14 E. 100 feet to a point; thence S. 79-58 E. 196 feet to a point; thence S. 13-14 W. 72 feet to the point of beginning.

This being the same property conveyed to mortgagors herein by deed of William C. Ellison dated May 4, 1979, recorded in Book 1101 at Page 867 on May 7, 1979.

This mortgage is junior to that certain mortgage given by W. C. Ellison to United Mortgage Service Corporation dated February 27, 1968, recorded in Book 1085 at Page 175 on February 28, 1968.

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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.

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