

104 Lake Crest Drive, Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

1475 834

GREENVILLE CO. S.C. FILED AUG 3 3 06 PM '79 W. S. TANKERSLEY R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, JANICE ANN BANKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOSEPH R. BRYSON AND VIRGINIA M. BRYSON

(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

Twenty-Eight Thousand, Eight Hundred and Dollars \$28,800.00; due and payable No/100-----

in equally monthly installments of Two Hundred Sixty-Three and 46/100 (\$263.46) Dollars each commencing on the second day of September, 1979, with a like sum being due and payable on the second day of each month thereafter until the entire amount of principal and interest have been paid in full. with interest thereon from date at the rate of 10-1/2 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 as follows:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the eastern side of Mallard Street, in the City of Greenville, County of Greenville, State of South Carolina, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Mallard Street, which iron pin is 140 feet from Pendleton Street, at the joint corner of a lot now or formerly owned by Mrs. Iola C. Wyatt, and running thence with the line of the Wyatt property and parallel with Pendleton Street 125 feet to an iron pin; thence in a southerly direction 50 feet to an iron pin; thence in a westerly direction 125 feet in a line parallel to Pendleton Street, to an iron pin on Mallard Street; thence along the easterly side of Mallard Street in a northerly direction 50 feet to point of BEGINNING.

This is the identical lot of land conveyed the Mortgagor herein by deed recorded herewith, by Mortgagee.

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STATE OF SOUTH CAROLINA DEPARTMENT OF REVENUE DOCUMENTARY TAX COLLECTION 11.52

Together with all and singular rights, members, hereditaments, 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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