

BOOK 1554 PAGE 376

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
OCT 17 10 15 AM '81
DORRIS TANKERSLEY
S.C.

WHEREAS, Douglas F. Patrick and Linda H. Patrick

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Fifteen Thousand and no/100-----
-----Dollars (\$ 15,000.00) due and payable

as per the terms of that promissory note dated October 6, 1981

with interest thereon from date at the rate of 18% 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

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, Butler Township, on the northeastern side of Hiawatha Drive, being shown and designated as Lot No. 210 on plat of Section V, Botany Woods, recorded in Plat Book YY at Pages 6 and 7 in the RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Hiawatha Drive at the joint front corner of Lots No. 210 and 209, and running thence with the line of Lot No. 209, S. 25-05 E. 219.4 feet to an iron pin; thence S. 76-14 E. 118.9 feet to an iron pin at the rear corner of Lot No. 212; thence with the line of Lot No. 212, S. 19-47 W. 59.6 feet to an iron pin at the rear corner of Lot No. 211; thence with the line of Lot No. 211, S. 36-16 W. 200 feet to an iron pin on Hiawatha Drive; thence with the northeastern side of Hiawatha Drive N. 55-11 W. 84.2 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Glenn H. Ross and Catherine K. Ross as recorded in Deed Book 1099 at Page 382 on 3-28-79.

THIS IS A SECOND MORTGAGE

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
OCT 21 1981
06.00

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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