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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES W. LOFTIS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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

Fourteen thousand six hundred eighty-six and 86/100 DOLLARS ($ 14,686.86),

with interest thereon from date at the rate of 13.5 per centum per annum, said principal and interest to be repaid: in equal monthly installments of $190.81 commencing August 10, 1983 with a like payment on the same date of each month thereafter until July 10, 1998.

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 Orlando Avenue being known and designated as Lot Nos. 69 and 70, as shown on Plat of Paris Piney Park, which plat is recorded in the RMC Office for Greenville County, SC in Plat Book H at pages 19 and 20, and being described as follows:

BEGINNING at an iron pin on Orlando Avenue, at the joint front corner of Lot Nos. 70 and 71, and running thence along the joint line of said lots, S 34-30 W, 150 feet to an iron pin; thence N 55-30 W, 100 feet to an iron pin at the corner of Lots No. 68; thence along the joint line of Lot Nos. 68 and 69, N 34-30 E, 150 feet to an iron pin on Orlando Avenue; thence along Orlando Avenue S 55-30 E, 100 feet to the beginning corner.

DERIVATION: Deed of George E. Finkelstein recorded March 10, 1982 in Deed Book 1163 at page 646 in the Greenville County RMC Office.

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

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.