

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1683 PAGE 274

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S.C.

SEP 26 11 52 AM '84

WHEREAS, MARK A. STEPP AND BARBARA M. STEPP,

(hereinafter referred to as Mortgagor) is well and truly indebted to THE 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 SEVEN THOUSAND

Dollars (\$ 7,000.00) due and payable

in One Hundred and Twenty (120) monthly payments of One Hundred and Thirteen Dollars and Twenty-six Cents (\$113.26) each to commence November 1, 1984. 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 title thereto shall be vested in any other person for any reason whatsoever with interest thereon from 11/1/1984 at the rate of 15.00 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:

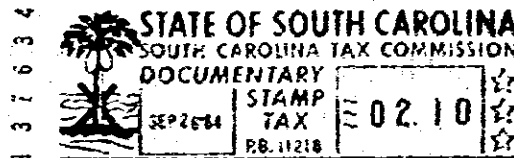
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville:

All that certain piece, parcel, or lot of land situate, lying, and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. Twenty-one (21) on Quail Trail according to a plat of the property of R.G. Pace recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJ, at page 183. Reference is made to this plat for a complete metes and bounds description.

This conveyance is subject to any and all existing reservations easements, rights-of-way, zoning ordinances and restrictions, or protective covenants that may appear of record, on the recorded plat, or on the premises.

DERIVATION: This being the same property conveyed to the Mortgagors by deed from R. G. Pace on November 29, 1983, and recorded in the R.M.C. Office for Greenville County in Deed Book 1201 at page 433.

MORTGAGORS' ADDRESS: Route 9, Quail Trail
Greenville, S.C. 29609



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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 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.