

MORTGAGE - INDIVIDUAL FORM P. O. Box 485 GREENVILLE, S. C.
STATE OF SOUTH CAROLINA Travelers Rest, S. C. 29690-0485
COUNTY OF GREENVILLE } GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

WHEREAS, RUTH G. EVINS }
DONNIE S. TANKERSLEY }
(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/100ths

Dollars (\$ 15,000.00) due and payable

as set forth in said note,

with interest thereon from date at the rate of 12.50 per centum per annum, to be paid: annually

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:

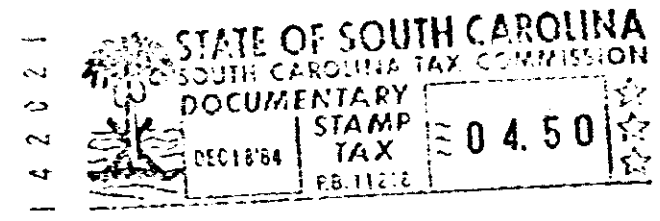
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee and also in consideration 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 piece, parcel or lot of land, with all buildings and improvements thereon, containing 1.77 acres, more or less, situate, lying and being at the northeastern corner of the intersection of Old White Road with McElhaney Road, two miles west of the Town of Travelers Rest, in Greenville County, South Carolina, being shown on a plat thereof made by W. J. Riddle, dated December, 1948, and having the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of the right-of-way of Old White Horse Road with McElhaney Road, and running thence along the northerly side of McElhaney Road, N. 73-45 E., approximately 366 feet to a point on said road at the corner of 8.03 acres sold to Dillard, and shown on a plat made by Freeland & Associates, dated June 1, 1982, recorded in Plat Book 9-X, page 17; thence along the line of property owned by Dillard, N. 36-10 W., 308.66 feet to a point on the eastern side of the right-of-way of Old White Horse Road; thence with the eastern side of the right-of-way of Old White Horse Road according to the W. J. Riddle plat of December, 1948, S. 36-45 W., 501. feet to the point of beginning.

The above described property is the same conveyed to W. A. Evins and Ruth Greene Evins by deed of J. B. Greene, recorded in the RMC Office for Greenville County, S. C., in Deed Book 370, page 34, on January 10, 1949 and devised to the Mortgagor under the Will of W. A. Evins who died on March 9, 1952, as will appear by reference to the records of the Probate Court for Greenville County, S. C., appearing in Apartment 819, File 12.

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.



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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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